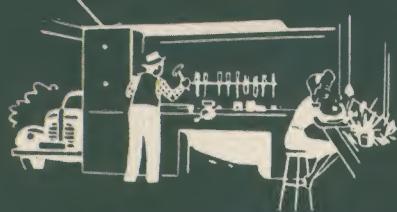


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# 115 HOMES FOR **FAMILY LIVING**

richard b. pollman, designer  
palmquist & wright, architects



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# 115 HOMES FOR FAMILY LIVING

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DESIGNS FOR

*Convenient Living*

BOOK NO. 17

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## HOME PLANNERS, INC.

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# FOREWORD

The purpose of this book is to clarify the objective and the methods of present-day home architecture by interpreting the technical in the language of the layman.

We want you, as a potential-home-owner, to understand recent departures and developments as they pertain to you and your own particular housing requirements.

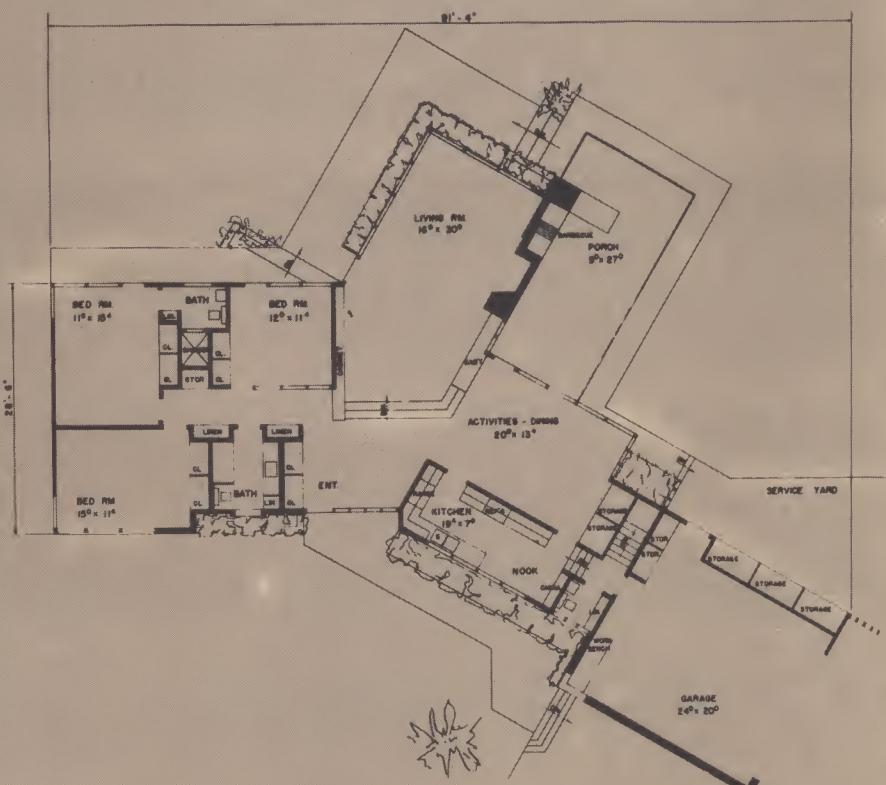
Fundamentally, the theory behind the work of the contemporary designer is in no sense mysterious. Rather, it is a straightforward approach to a problem—that problem being the creation of a home that will serve its owner.

In this book, you will see outstanding examples of how the architect, the designer and the builder have joined their skills and specialized knowledge to provide the greatest amount of CONVENIENT LIVING for YOU.

## THE COVER DESIGN - S271

2,104 sq. ft.  
21,329 cu. ft.

The history of Home Planners, Inc. has been filled with many gratifying experiences. Among the most satisfying is the knowledge that another of our designs has joined our list of best sellers. When this happens it tells us, more than anything else, how close we are to the pulse of the great American public. The home on the front cover, whose floor plan is pictured at the right, seems to illustrate best what our readers want most in a large home—exceptional beauty and livability. The glass walls on the two sides of the sunken living room exploit a pleasing view to the fullest. The large screened-in porch and the spacious activities-dining area make entertaining a joy for all. There are three sizeable bedrooms and an abundance of storage units. The work area is compact and efficient. This design has a partial basement, the stairs of which are conveniently located by the door to the garage. Study this plan in relation to the living habits of your family.



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**How to order**

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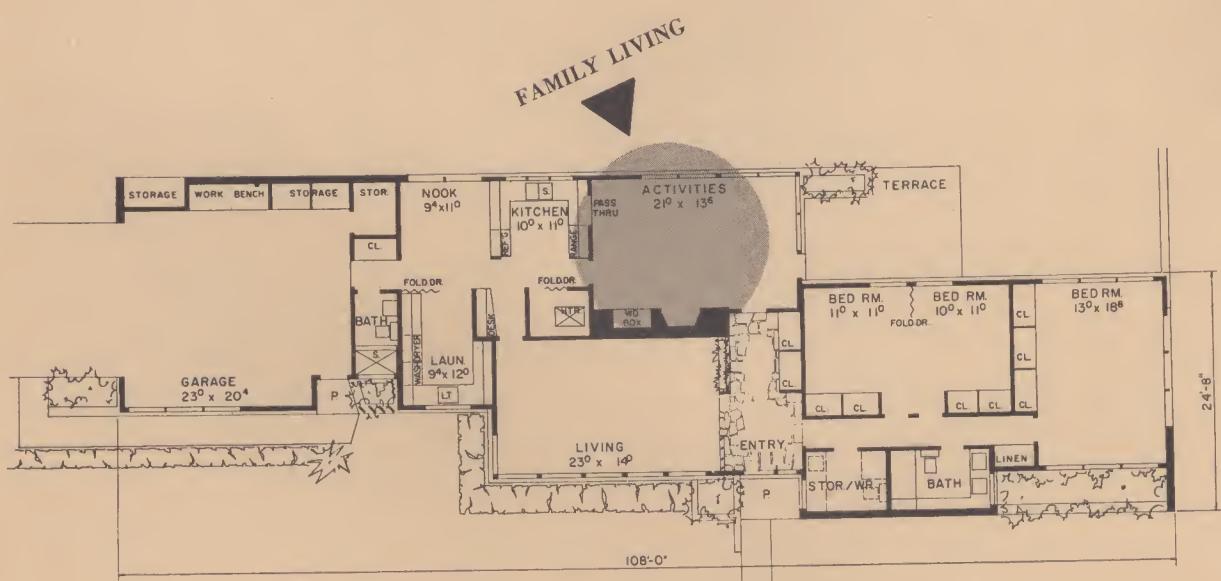


*Convenient Living*

## DESIGN S 452

2,160 SQ. FT., 22,428 CU. FT.

The spacious activities room of this long, low suburbanite will guarantee enjoyment for family and friends alike. The extensive glass area will provide plenty of cheerful, natural light. Its proximity to the kitchen makes it ideal as a formal dining room when the occasion demands. Observe the pass-thru which facilitates the serving of pop as well as full course meals. The efficient U-shaped kitchen and first floor laundry will make the housewife's days pleasant ones. The garage with the built-in work bench and storage units is ideal as a hobby area. With a bath at each end of the house, the room to the right of the entrance may be utilized at first as a walk-in closet.



Construction blueprints available for every design in this book.

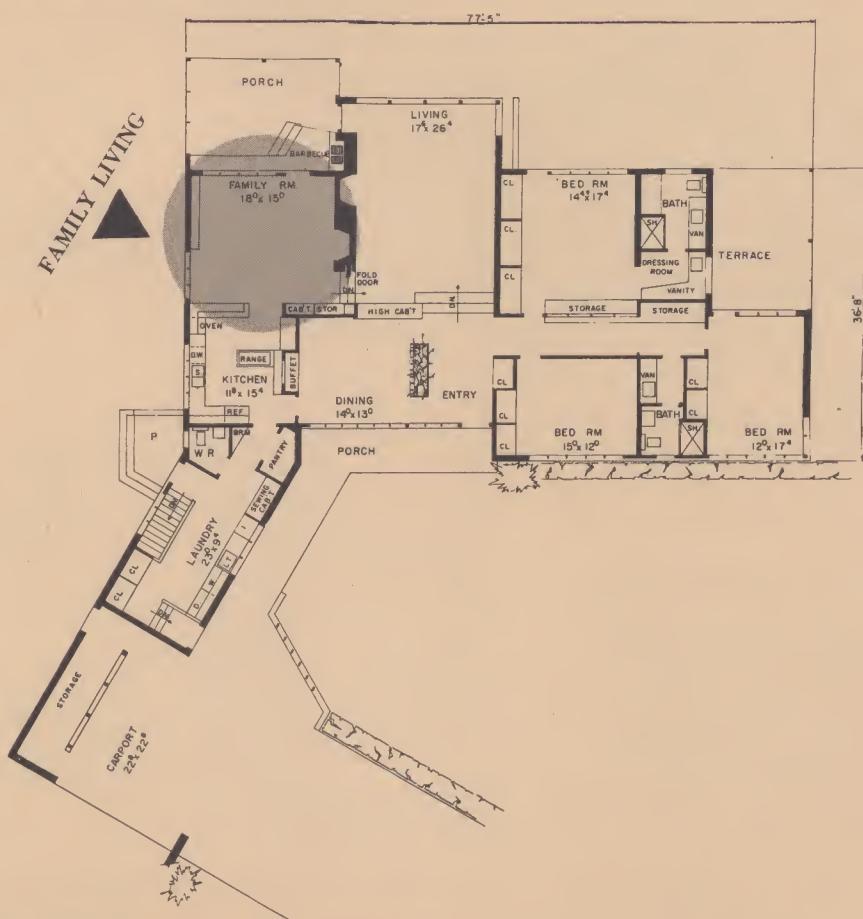


For truly gracious living it would be difficult to find a design to cater to the activities of the family better than this modern ranch home. Bath facilities are exceptional; storage units are plentiful; traffic circulation is good. Note how the sunken living room is free from annoying cross-room traffic. The family room functions with the kitchen. This allows mother to keep a watchful eye on the children. The covered porch with its barbecue is in good relation to the family room, yet far enough from the sleeping area so its activities will not disturb those who wish solitude.

*Convenient Living*

## DESIGN S 487

3,072 SQ. FT., 48,361 CU. FT.



All blueprints show necessary details for construction.

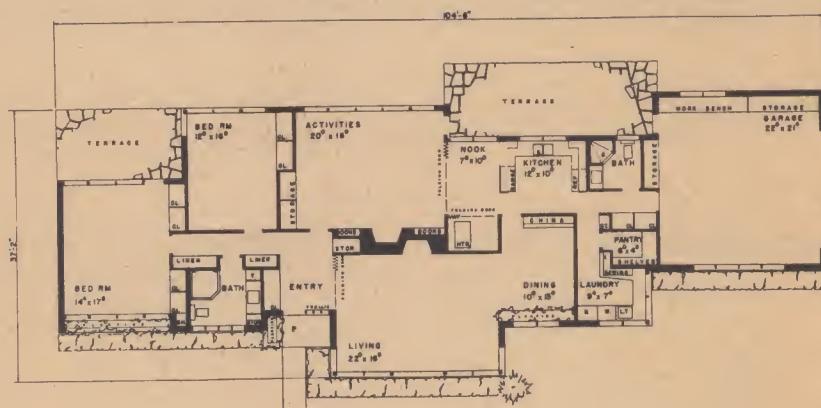


# *Convenient Living*

**DESIGN S 334**

**2,311 SQ. FT., 25,581 CU. FT.**

This brick veneer, hip-roof home has an abundance of windows to assure a pleasant view of the surrounding countryside from any room. Study the layout of the work area. Here is a design which is a good example of convenient, one-story living. Note how the two terraces work into the layout of the floor plan to achieve an excellent indoor-outdoor living relationship.

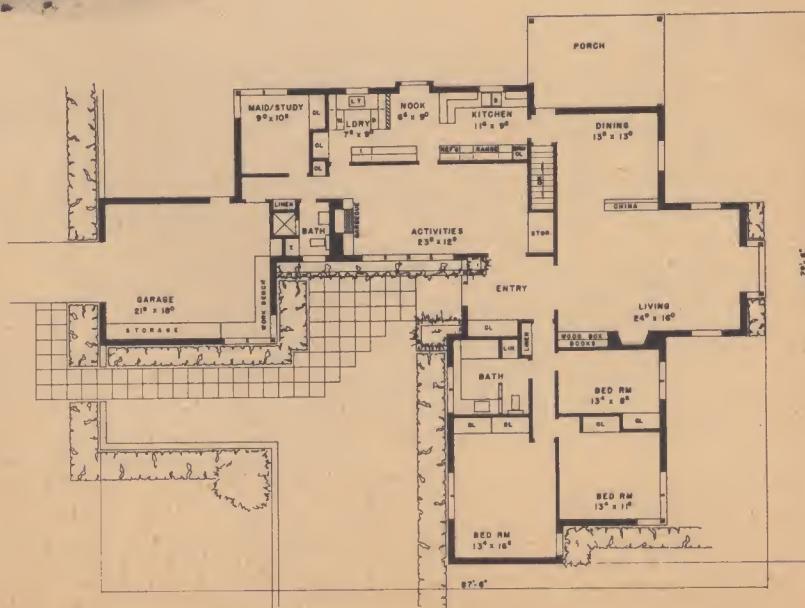


# *Convenient Living*

**DESIGN S 126**

**2,517 SQ. FT., 37,127 CU. FT.**

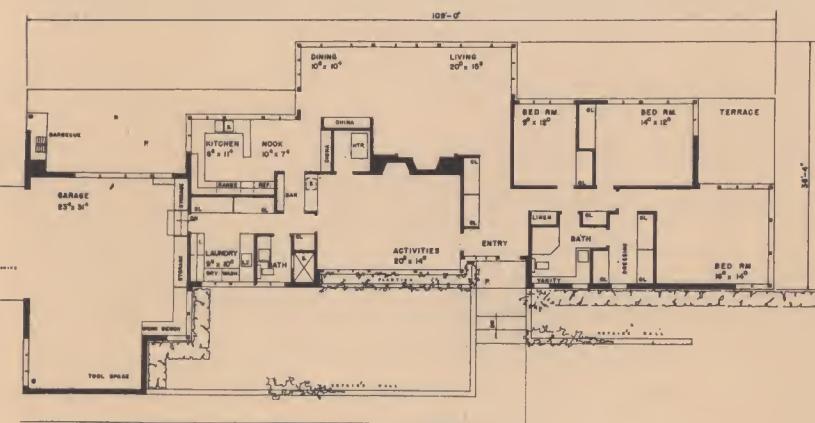
This quaint three bedroom home leaves little, if anything, to be wished for. The sleeping area is given the privacy and quiet of a separate, self-contained wing. The maid's room is ideally situated to serve as a quiet retreat for young and old alike. The arrival of that unexpected overnight guest would pose no problem with a room such as this.



*Convenient Living*

## DESIGN S 337

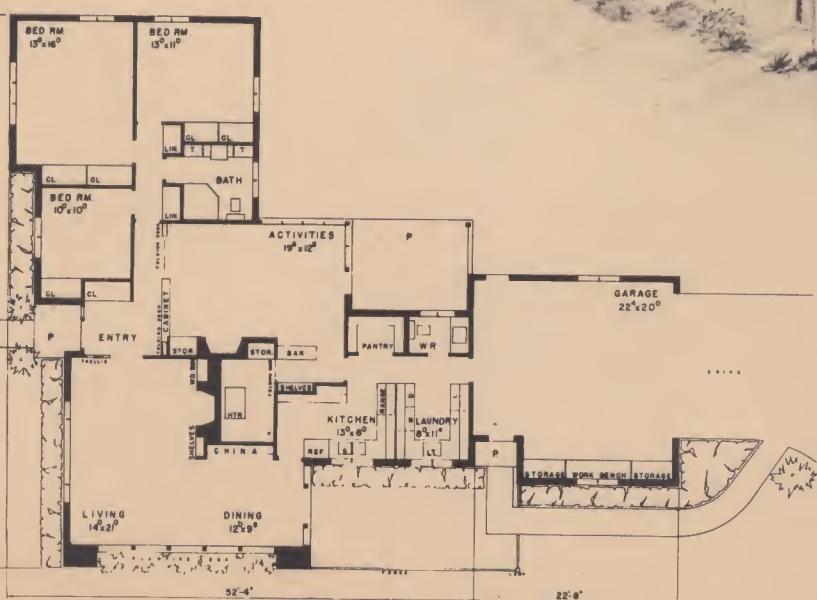
2,417 SQ. FT., 26,794 CU. FT.



*Convenient Living*

## DESIGN S 335

2,038 SQ. FT., 22,382 CU. FT.



When choosing a plan be sure to consider taking full advantage of climate and natural surroundings. This design, when situated on a north facing lot, embraces a view to the south. As a result, the entire rear of the house takes in the outdoors and the sunshine. Sitting in the projection of the living-dining area almost creates the feeling of being outdoors.

Zoned for work, play and relaxation. Here, the working part of the house—the kitchen, laundry, pantry,—is consolidated in one highly organized area. The living space revolves around the double fireplace which serves both activities and living room. The garage can readily be turned into a hobby room, utilizing the storage and work surfaces.

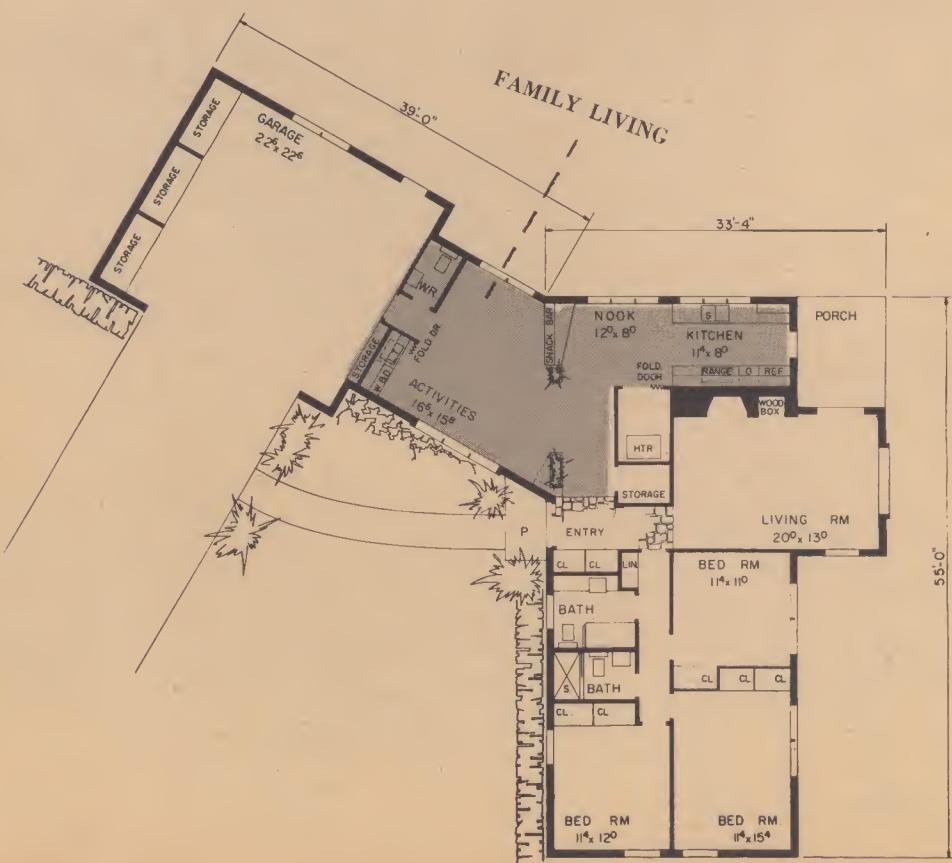


*Convenient Living*

## DESIGN S 642

1,782 SQ. FT., 18,794 CU. FT.

If your property lines do not allow room enough for a long rectangular floor plan consider a design such as this. Built on an angle, a home can be most captivating from the street and very livable inside. The strategic location of the activities room cuts down on the amount of traffic throughout the rest of the house. The snack bar and planters are practical and decorative room dividers. The porch, handy to the kitchen, makes a perfect outdoor dining spot. Quarried stone lends beauty and durability to the front entry.



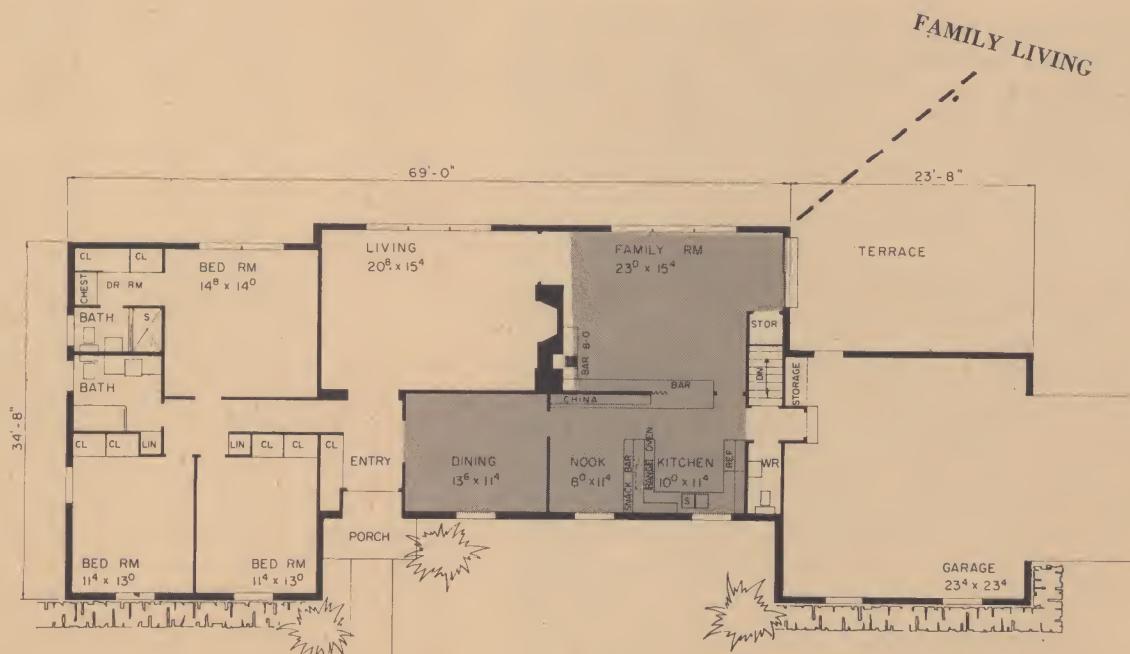


Here is a home for a family that loves to entertain. It has generous areas for formal and informal parties, and four eating spots—a snack bar, nook, formal dining room and the terrace. The family room can be available to parents as well as children for those committee meetings and bridge parties or those neighborhood birthday parties and rainy day game sessions. The often dark, damp and inconvenient basement is a poor substitute for a cheerful, clean centrally located first floor family room. Double sliding glass doors open the family room to the terrace.

*Convenient Living*

## DESIGN S 691

2,113 SQ. FT., 42,260 CU. FT.



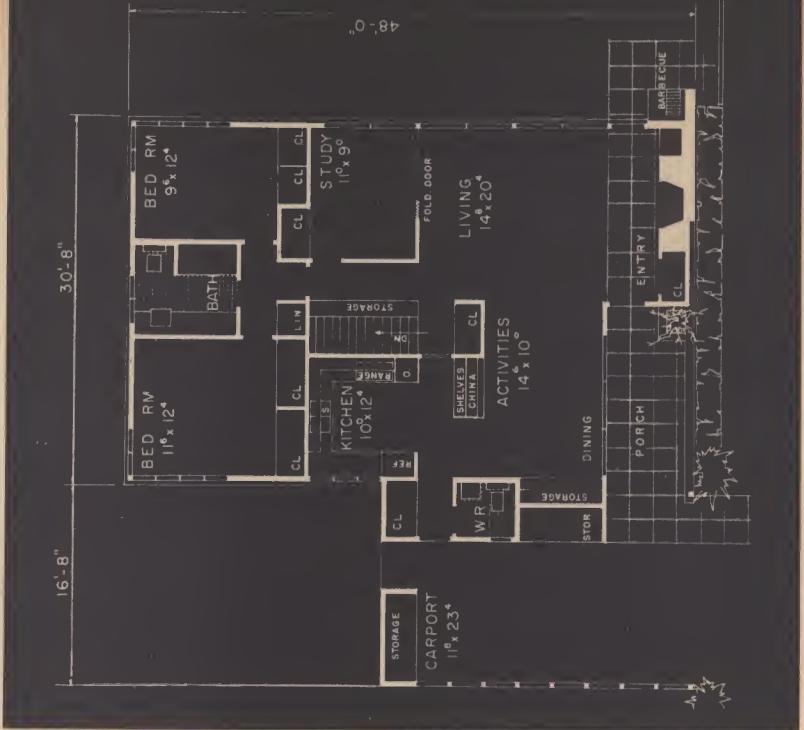
# *Convenient living*

## **DESIGN S 453**

2,030 SQ. FT., 20,200 CU. FT.



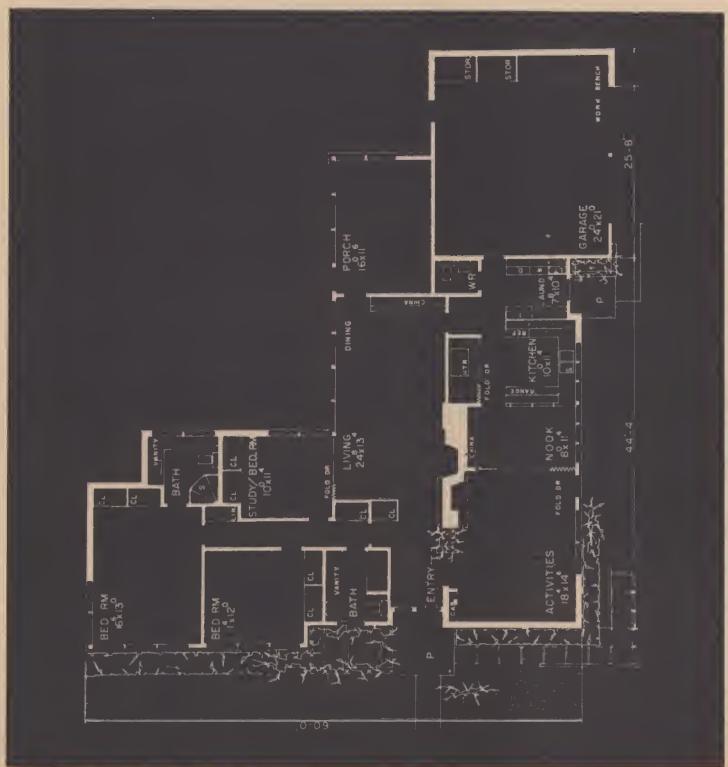
Interesting? The well designed contemporary home should always be just that. It is this type of home that best expresses the latest ideas on livability. This corner lot design would never fail to evoke favorable comments. Privacy from one street is guaranteed by the high silled windows; from the other by the attractive privacy fence.



## **DESIGN S 472**

1,434 SQ. FT., 24,839 CU. FT.

# *Convenient living*



This contemporary home is really different. The living-dining-activities area, running the full width of the house is spacious indeed, and when you have a party you can even open the folding-door to the study. The U-shaped kitchen with its built-in range and oven has no cross-room traffic problems.



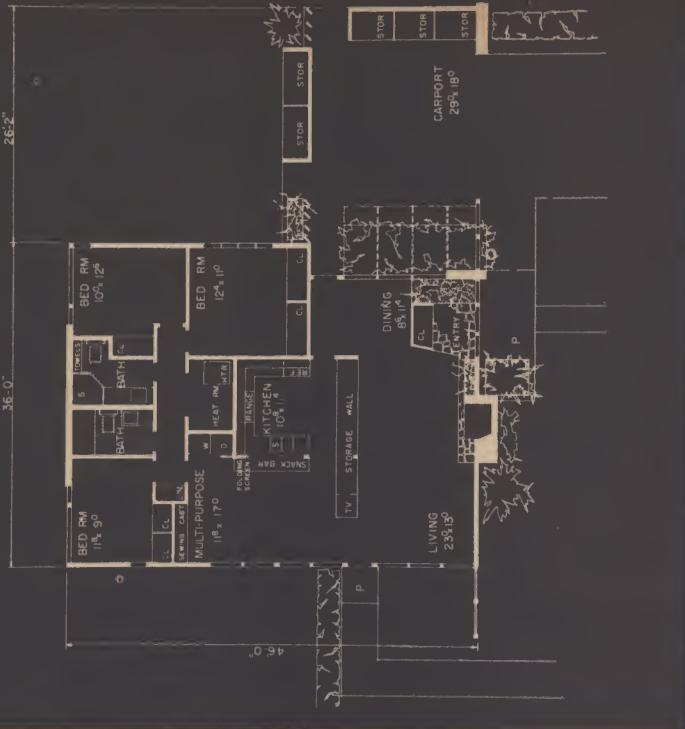


The storage wall separating the work area from the living area is an excellent example of the utility that can be designed into the room divider. The open planning exhibited results in a feeling of spaciousness which would not be experienced were each area a room by itself.

*Convenient Living*

### DESIGN S 477

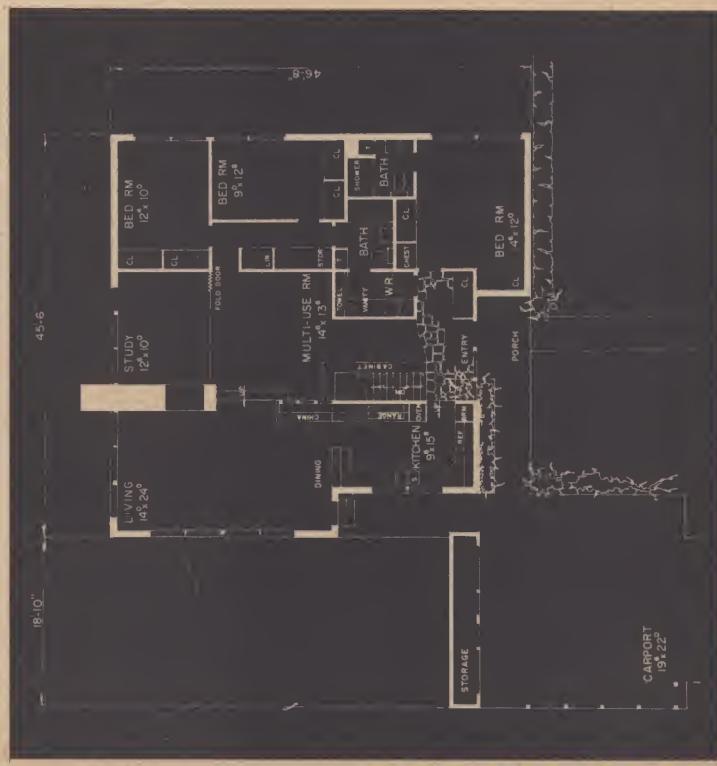
1,590 SQ. FT., 15,295 CU. FT.



*Convenient Living*

### DESIGN S 470

1,890 SQ. FT., 22,925 CU. FT.



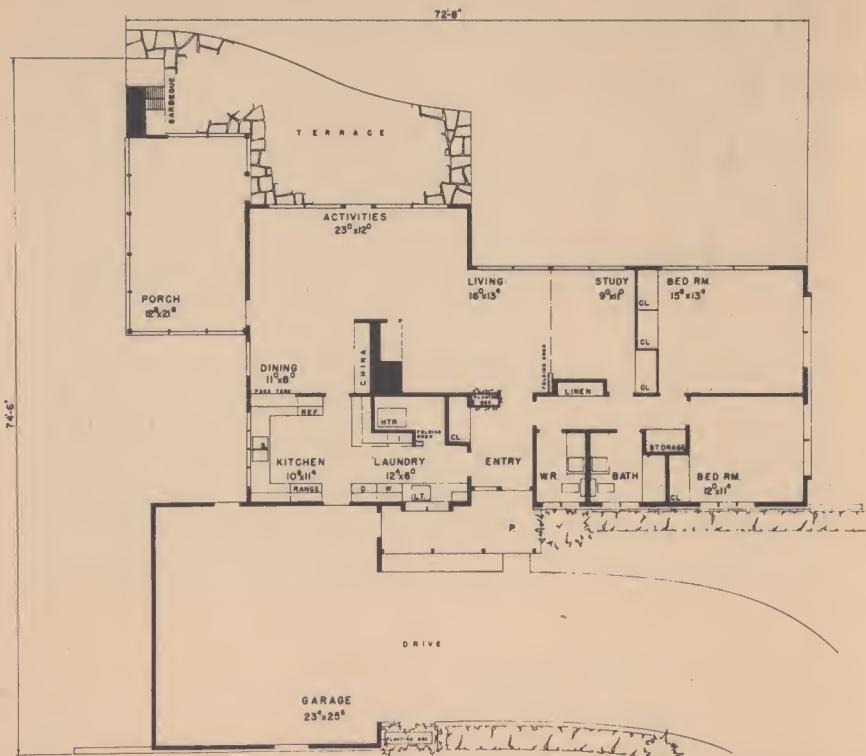
The center entrance usually results in good traffic circulation. This design could become a four bedroom home with the utilization of the study. Two and a half baths relieves the early morning rush for the possession of the bath facilities. That's a two-way fireplace between the living room and study.



Every design should be planned with an eye to providing an outdoor living area. The screened porch, terrace and barbecue pictured below put a guarantee on pleasurable summer living. The porch is large enough to sleep the children on hot summer nights.



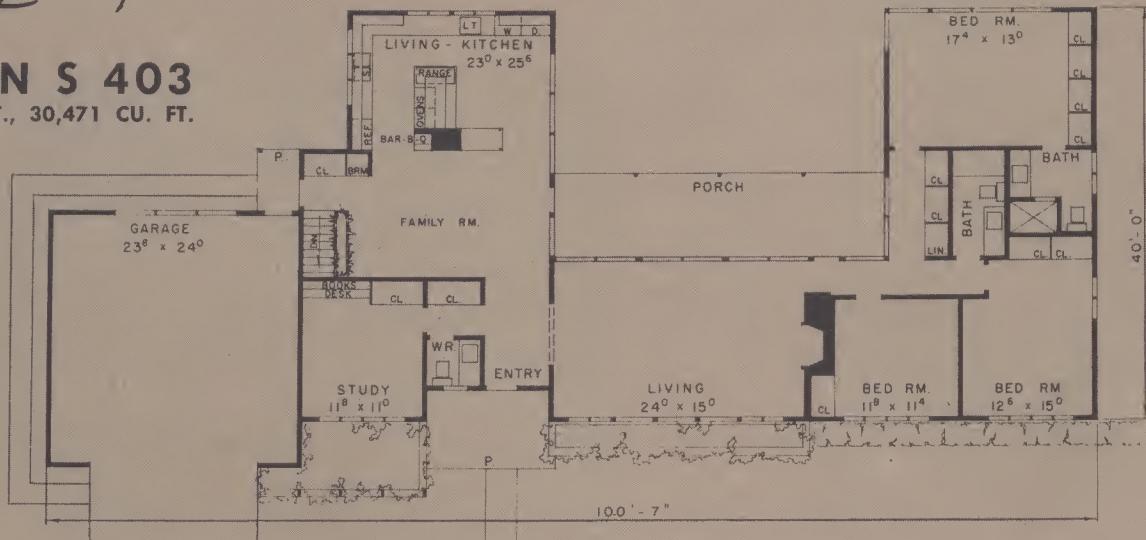
REAR TERRACE



*Convenient Living*

## DESIGN S 403

2,211 SQ. FT., 30,471 CU. FT.



Ever have a party when the kitchen wasn't crowded with guests? There is something about the warmth and informality of the kitchen that draws people to it. The openness of this work area retains that cheerfulness while providing additional room and sacrificing nothing to efficiency. Other living-kitchen designs may be found on pages 42, 43 and 44.



*Convenient Living*

**DESIGN S 327**

1,733 SQ. FT., 17,187 CU. FT.

Exposed rafter ends, board and batten strips, and quarried stone retain something of the true western style in the two designs on these pages. Noteworthy in this design is the arrangement of the plumbing fixtures of the kitchen, laundry and wash room and bath. These areas grouped close together eliminate long plumbing lines and thus reduce costs. The open end of the fireplace allows for greater enjoyment from a portion of the activities area. The kitchen-laundry area has exceptional cupboard storage facilities. The bedroom hall has two sizeable units for linen, blankets and miscellaneous apparel. The built-in china unit provides a place for effective display of stemware and china.



This stock plan provides most of the features that may be found in the best custom-designed home. Notice particularly the living-kitchen and family room planned around a three-way fireplace. The house is as livable outdoors as it is inside. See how the broad glass areas open onto a porch that is shielded for privacy by the two wings. The bath rooms are economically located back-to-back. The master bedroom with its own private bath and storage wall is the focal point in the planning of the sleeping area. The family room represents an area where all members can express themselves freely; the study is the quiet area when privacy is desired.

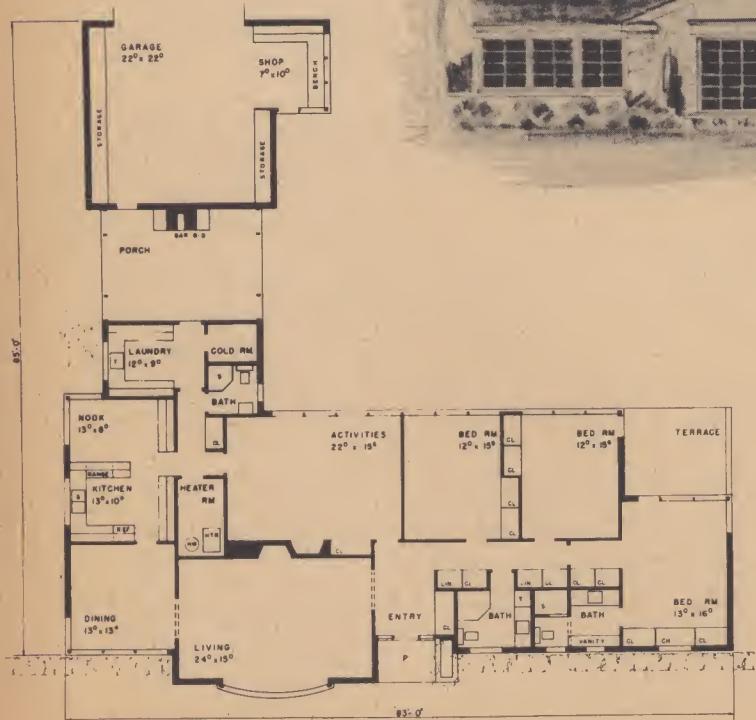
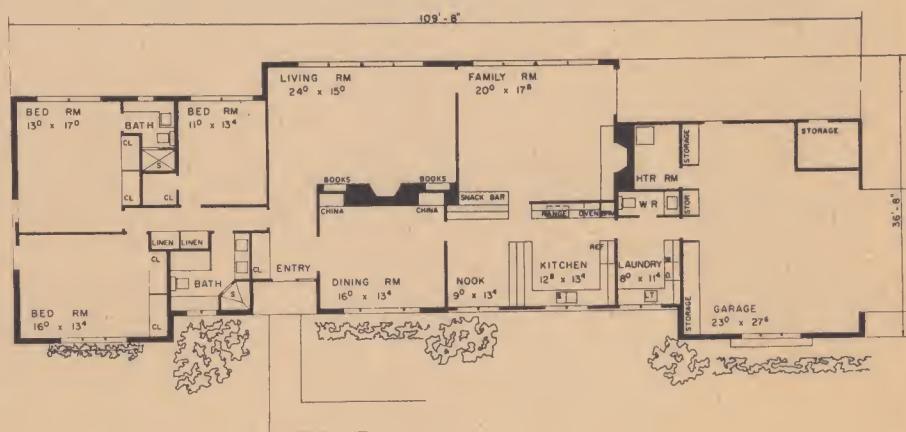


# *Convenient Living*

**DESIGN S 804**

**2,586 SQ. FT., 29,899 CU. FT.**

Fieldstone and brick go together to contribute to the charm of the *Convenient Living* design. The shutters, the flower boxes, and the excellent window treatment also help make this design truly picturesque. The floor plan is equally outstanding. There are  $2\frac{1}{2}$  baths; spacious living and family rooms each with a fireplace; a well conceived work area; formal as well as informal eating areas. Note the garage storage units.



# *Convenient Living*

DESIGN S 121

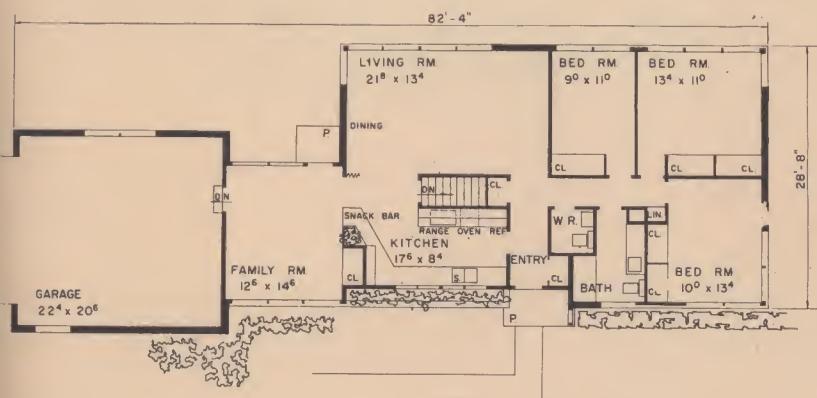
**2,733 SQ. FT., 30,883 CU. FT.**

A good corner lot design which would go well on a deep interior lot. The layout of the garage is a good example of the use such can be put to. Where could a shop be better located than as a part of the garage with plenty of space and natural light. Don't miss the barbecue, the cold room, the third bath, and the quiet terrace of the sleeping area.

*Convenient Living*

## DESIGN S 704

1,479 SQ. FT., 25,006 CU. FT.



This three bedroom, hip roof, brick veneer home is particularly well laid out. The center entry is the key to good traffic circulation. The kitchen with its counter top range and built-in oven has an abundance of counter space. The inside washroom is strategically located near the front entry, the work area, living area, and sleeping area. With a front and rear exposure the family room has plenty of natural light. The door to the rear yard is a nice feature.

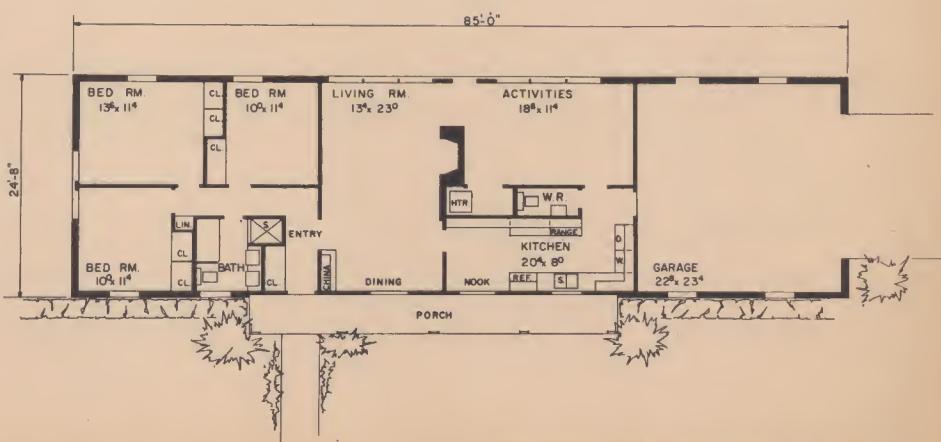
*Convenient Living*

## DESIGN S 621

1,508 SQ. FT., 17,582 CU. FT.



The location of the living area to the rear of the house is most popular since this type of arrangement allows for greater enjoyment of the rear yard. It is possible to step right out into the rear yard from the living area. As a result of the garage opening to the side yard, the front exterior is longer and appears to be almost pretentious. Although this plan contains only 1508 square feet of livable floor area, there is plenty of livability in store for its occupants.



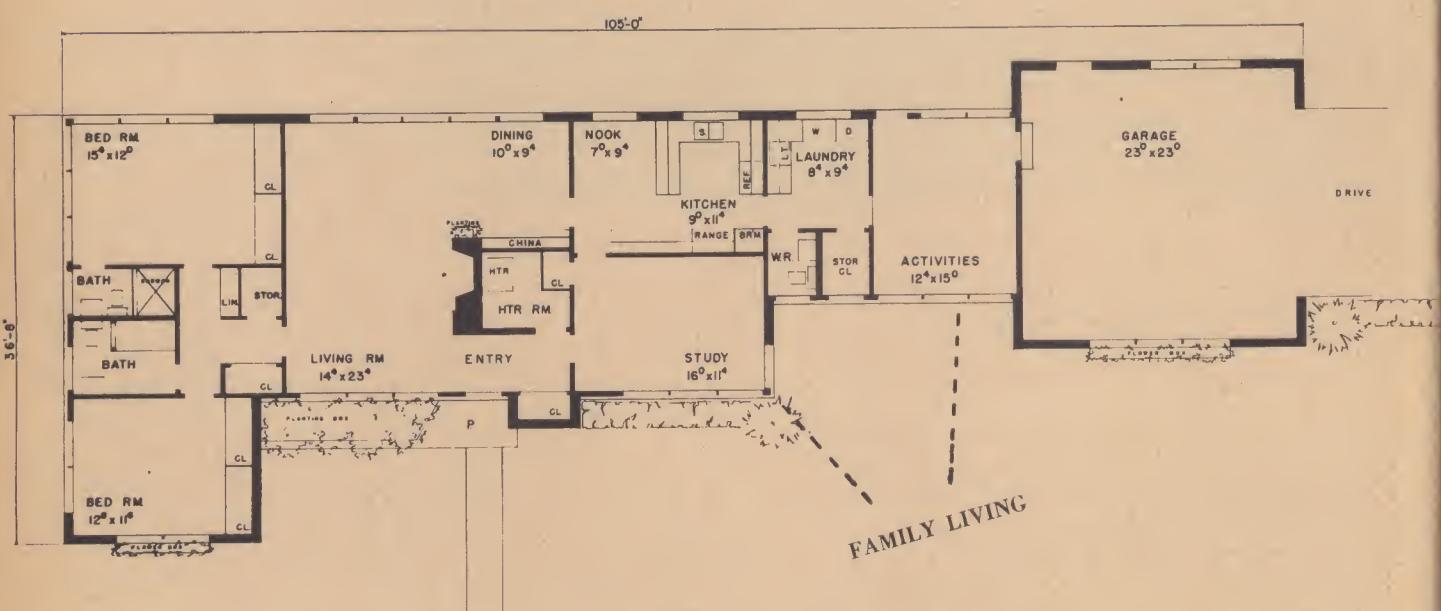


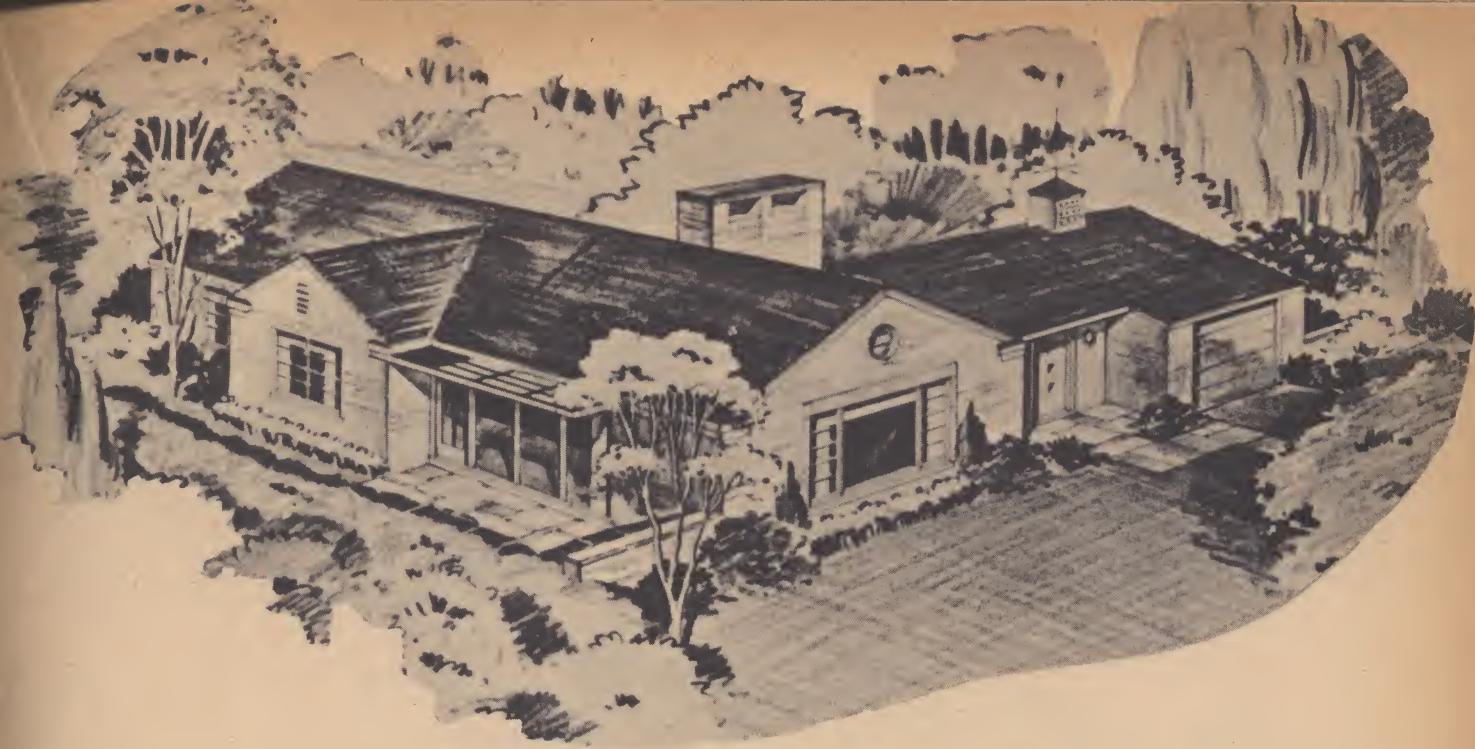
The front to rear living area offers views of both ends of the lot. Such an arrangement also allows for effective cross ventilation. Here, in this two bedroom house, you have the luxury of two baths, economically arranged back-to-back. In addition to the spacious living-dining area with the window walls on two sides, there is a sizeable study usable as a library or music room. The activities room is ideal as a work shop or hobby center. The character of suburban living is successfully captured in this design, the blueprints of which are prepared by Palmquist & Wright, Architects.

*Convenient Living*

## DESIGN S 322

2,031 SQ. FT., 22,341 CU. FT.



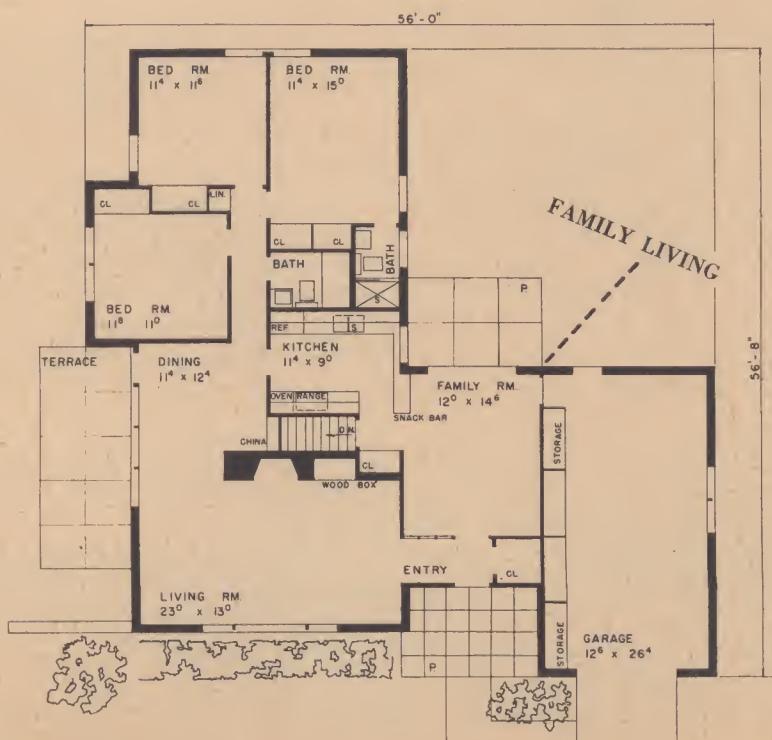


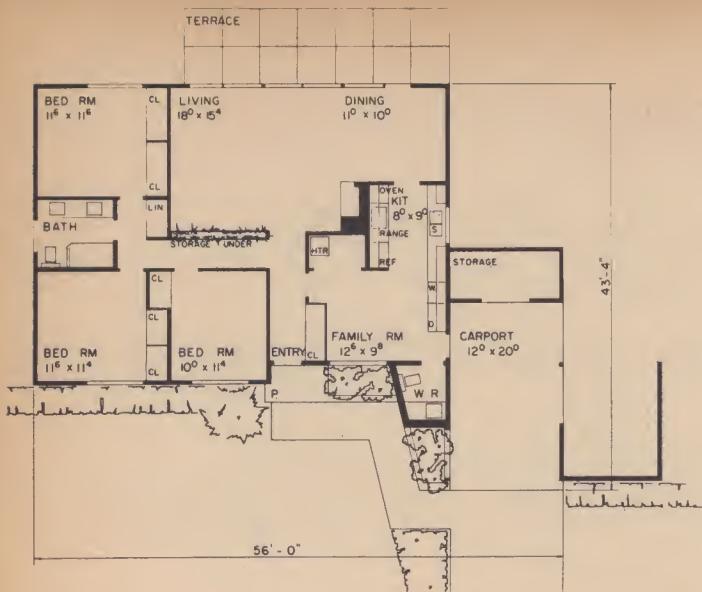
*Convenient Living*

## DESIGN S 808

1,599 SQ. FT., 28,456 CU. FT.

Here is an L-shaped house containing a lot of living that will fit nicely on a comparatively narrow lot. Each bedroom is good size and contains plenty of wall space for flexible furniture placement. The advantage of the inside bath is exhibited here. It provides the sleeping area with the always needed second bath and is handy to the working area. The kitchen is strategically located. The housewife can catch a view of both side yards, as well as being central to both dining area and family room. The fireplace of the living room occupies a commanding spot. Even with a basement the garage is a preferred storage space.



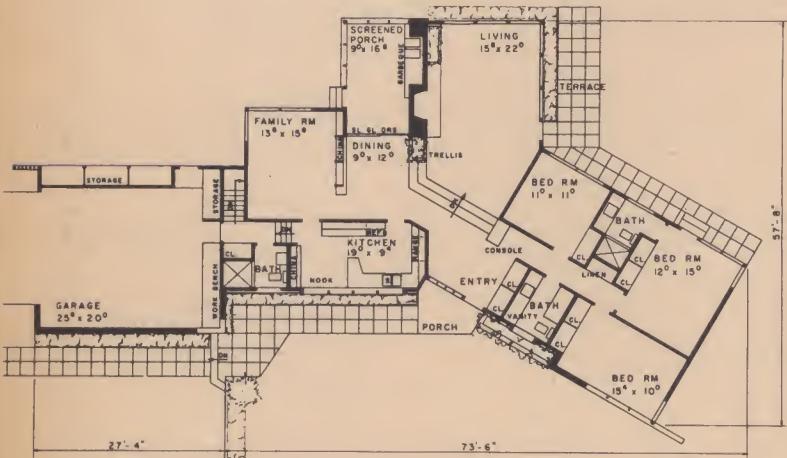


This clean cut contemporary design offers excellent traffic circulation, plenty of open planning, an abundance of natural light, adequate toilet facilities (note the double lavatory) and an efficient work area. The planter with storage below is a dramatic and practical substitute for the old blank wall. Bulk storage is provided for in the carport.

*Convenient Living*

## DESIGN S 762

1,410 SQ. FT., 14,100 CU. FT.



*Convenient Living*

## DESIGN S 77

2,080 SQ. FT., 28,142 CU. FT.

A true gem wherever located. If you have a beautiful view to the rear of your lot this design with its expanse of windows will not allow it to be forgotten. The fireplace masonry wall of the bright and airy living room can be made to be breathtaking. With both the family room and porch there is always a cheerful rumpus area summer as well as winter.

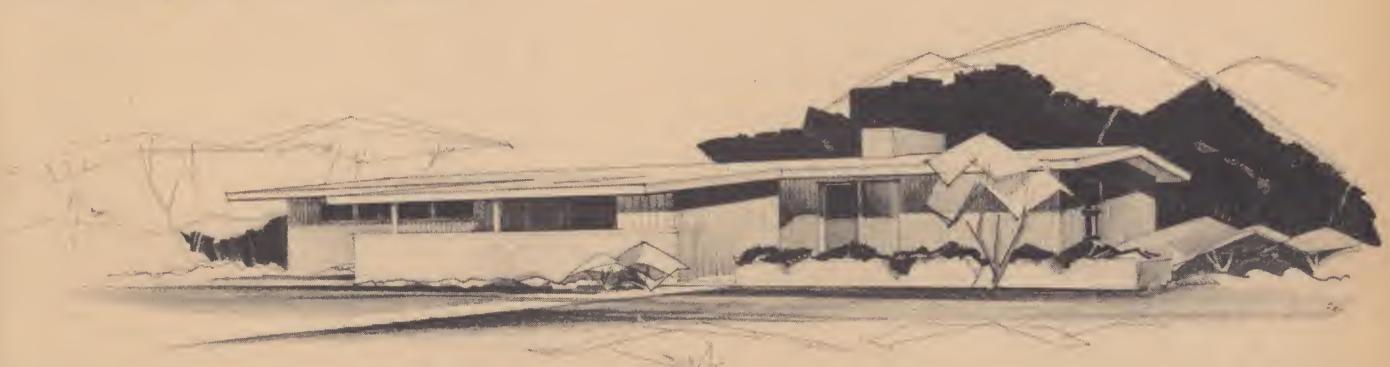
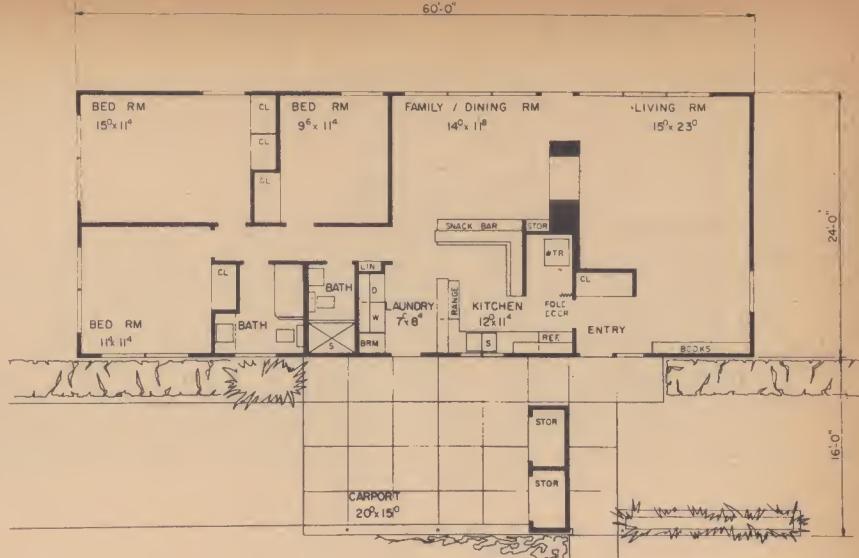


*Convenient Living*

## DESIGN S 671

1,440 SQ. FT., 13,375 CU. FT.

This pleasing frame contemporary home utilizes the extension of the low-pitched roof as a carport right at the front door. Incorporating the carport at the front of the house as such an integral part of the design saves side yard space which sometimes is very little on a narrow lot. The two-way fireplace cheerfully serves both family/dining room and living room.

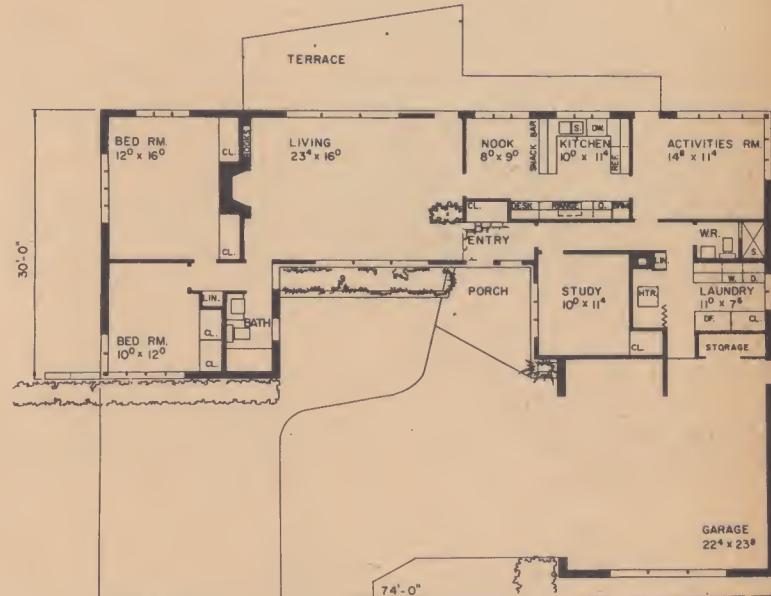


*Convenient Living*

## DESIGN S 505

1,819 SQ. FT., 17,660 CU. FT.

Again, the garage projecting from the front of the house in an impressive manner. The living room situated front-to-rear, is often the ideal solution when capturing the view in two directions is desirable. With the activities room at the opposite end of the house from the sleeping area, the goings on need not be constantly hushed. That is a stall shower in the wash room.





The center entrance of this basementless ranch home routes traffic to the three major areas of the house—the work area, the sleeping area, and the living area. The general rectangular shape of this design makes it economical to build. The high windows of the front and side assure privacy from passers-by. The windows across the rear, however, are expansive and provide full view of the terrace and garden areas. The china, with planting box above, is a most practical and attractive room divider. The close-up of the front entrance shows the tremendous interest resulting from good window treatment and effective use of contrasting exterior materials. The brick grille, with its copper hood to carry off odors, captures the quaintness of the older days.



FRONT ENTRANCE

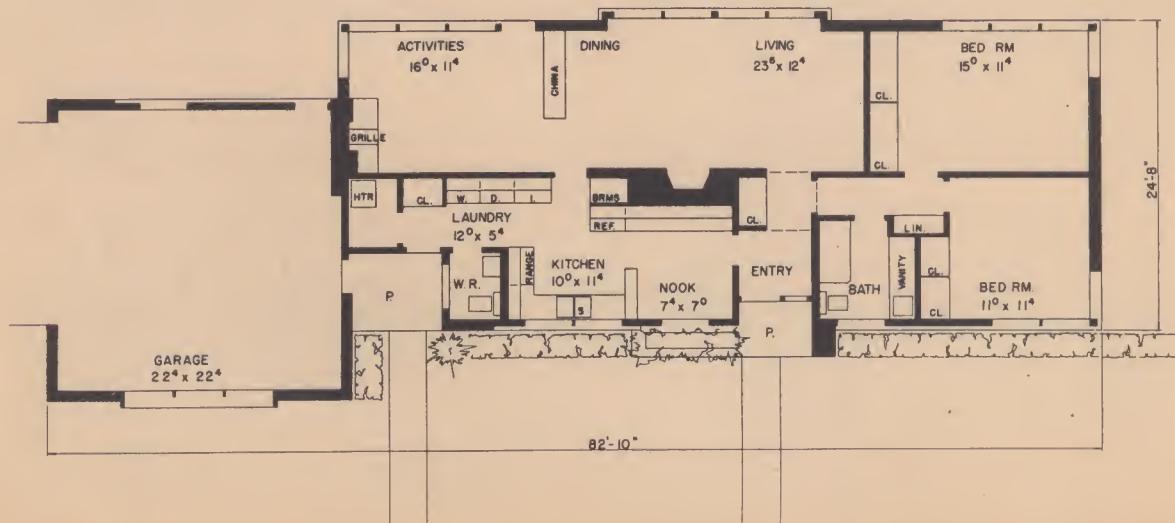
*Convenient Living*

## DESIGN S 100

1,423 SQ. FT., 15,733 CU. FT.



BARBECUE—PORCH





If you are looking for a home that represents true *Convenient Living*, consider the features of this appealing Pollman design. Although this home has a basement which can be utilized for storage and a work shop or a darkroom, the activities room and laundry are located on the first floor. The layout of the kitchen is such that the housewife will not have to be disturbed by annoying cross-room traffic. The kitchen also provides room for a nook. The washroom has a stall shower and the bath includes a double lavatory. A home of this size with more storage space would be difficult to find. Sketch below left shows interesting living room fireplace wall. At right, close-up of garage corner with openings glazed with louvered glass.



LIVING ROOM

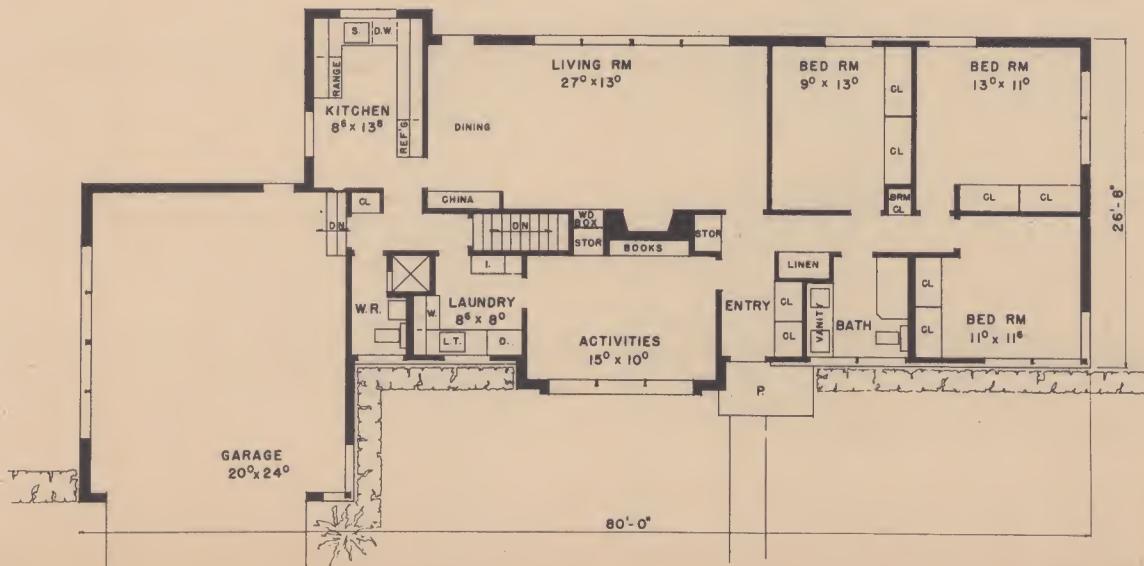
*Convenient Living*

## DESIGN S 302

1,723 SQ. FT., 34,213 CU. FT.



WINDOW DETAIL—GARAGE



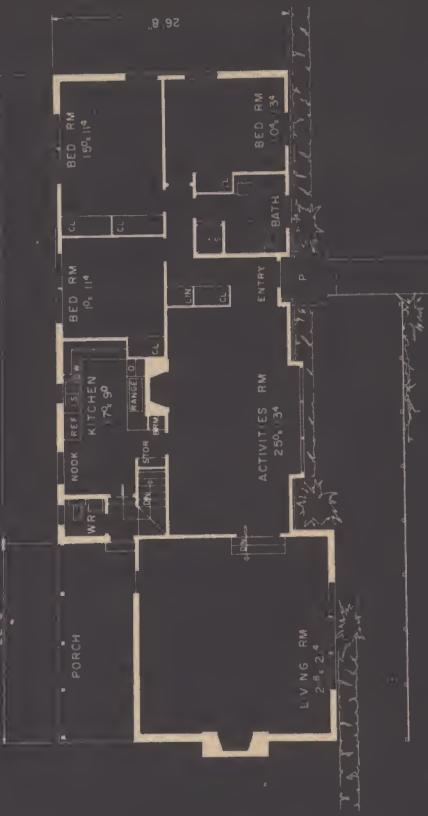
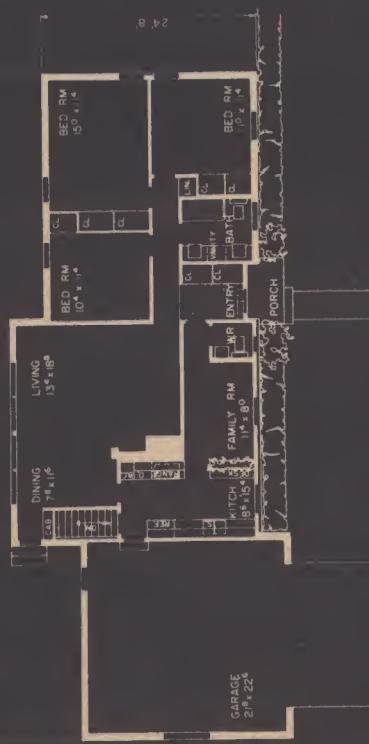


## DESIGN S 725

1,419 SQ. FT., 26,326 CU. FT.

*Convenient living*

The open end fireplace is located in such a manner so as to be enjoyed from all angles of the living room. If you liked the arrangement of the family room, the kitchen, and the washroom of Design S 341 on page 38, but would rather have it on the front of the house, then maybe this is the design for you. The planning desk with the planter makes an interesting and practical room divider, yet still allows a view of the children in the family room.



## DESIGN S 643

1,894 SQ. FT., 29,982 CU. FT.

*Convenient living*

The step down living room is popular with many because of its uniqueness and its added feeling of privacy. Here is a large living room free from all the disruptive results of cross-room traffic. Exceptional wall space makes furniture placement a joy. The sweeping activities room can fill a multitude of purposes and ably take care of a large party of guests. The kitchen with its built-in cooking equipment and dishwasher has abundant cabinets and is also free from cross-room traffic.



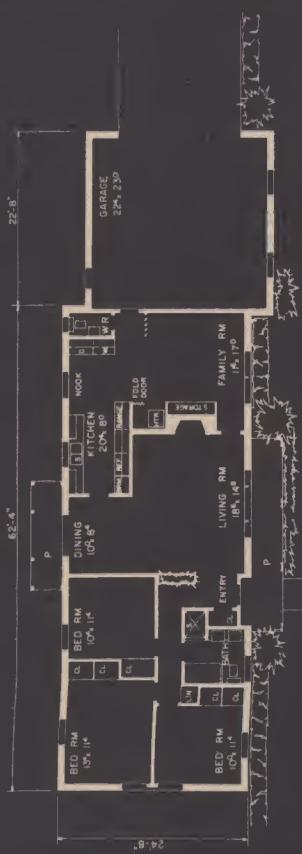


## DESIGN S 625

1,522 sq. ft., 16,890 cu. ft.

*Convenient living*

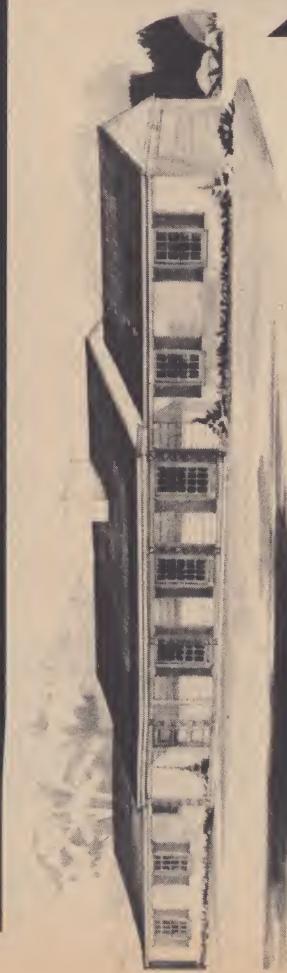
Farsighted home builders realize the advantage of planning ample recreation space for all the family from the beginning instead of trying to convert rooms for this purpose later. This design provides not only a generous living-dining area but an 11' x 17' family room handy to nook and kitchen for parties and to wash room. The bath has both tub and stall shower.



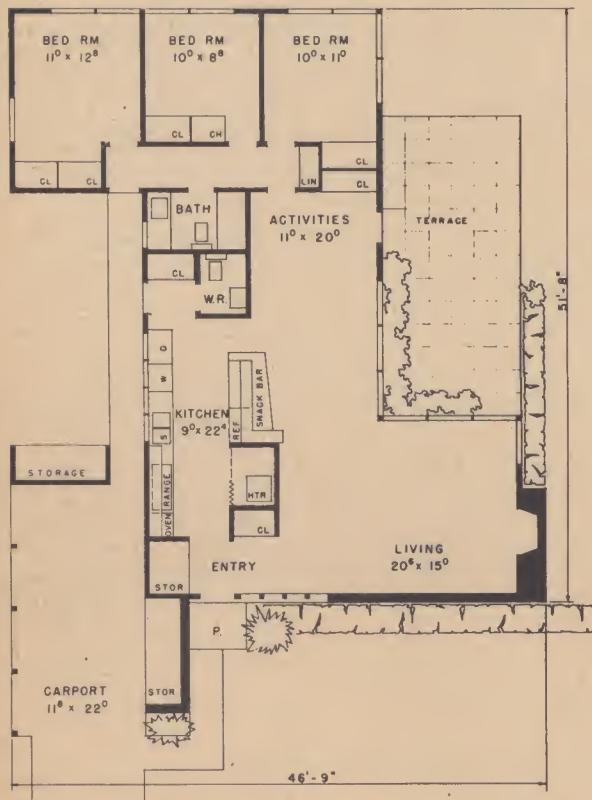
## DESIGN S 655

1,738 sq. ft., 29,990 cu. ft.

*Convenient living*



The attached garage makes a very important contribution to the overall appearance of a home. Here it effectively balances the bedroom portion of the house and by doing so adds to the overall length thus making the house seem bigger than it really is. The large family will cherish the days of the passing years spent in this four bedroom home. The openness of the living area with its two-way fireplace gives all members of the family room to live and let live.

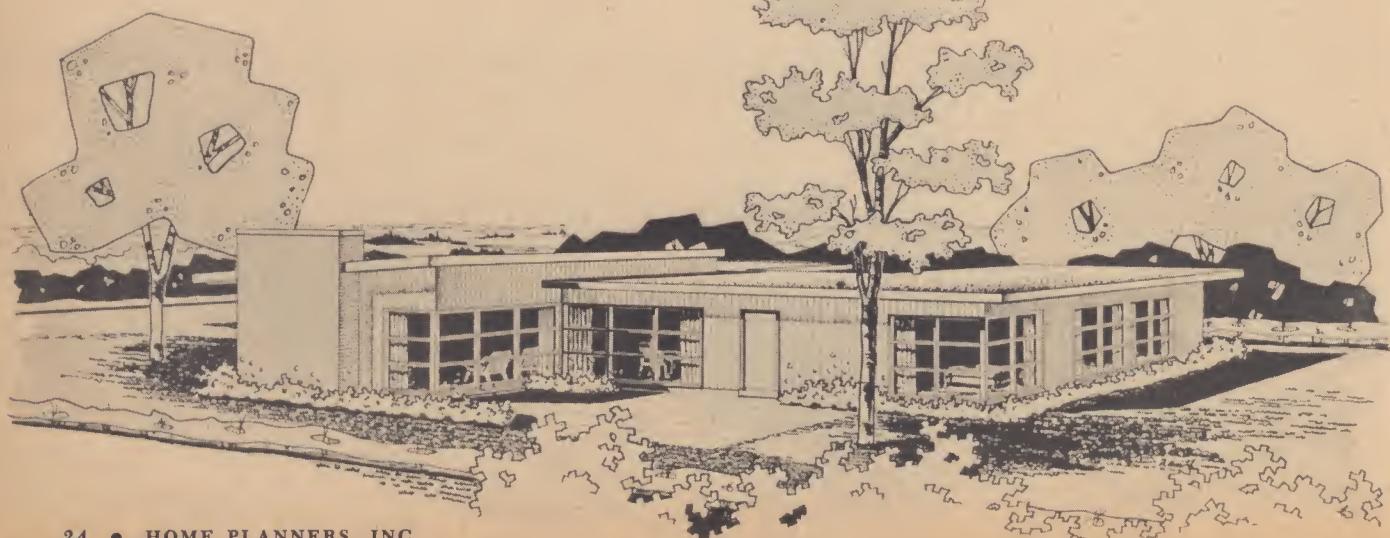


*Convenient Living*

## DESIGN S 401

1,468 SQ. FT., 13,750 CU. FT.

Simplicity is the highlight of the front exterior of this design. Located on a busy thoroughfare, the utmost in privacy is achieved. Here's proof that wall masses can have beauty when thoughtfully executed. Inside this uncomplicated front exterior is a very workable floor plan with convenience and space the by-words. The picture below shows how the indoor-outdoor activities will revolve around the terrace. Again, privacy from the street is afforded. With the rear portions of the house facing south, the winter sun will fill the living and sleeping areas with sunshine. The roof overhang acts as a sun visor against the hot rays of the high summer sun.





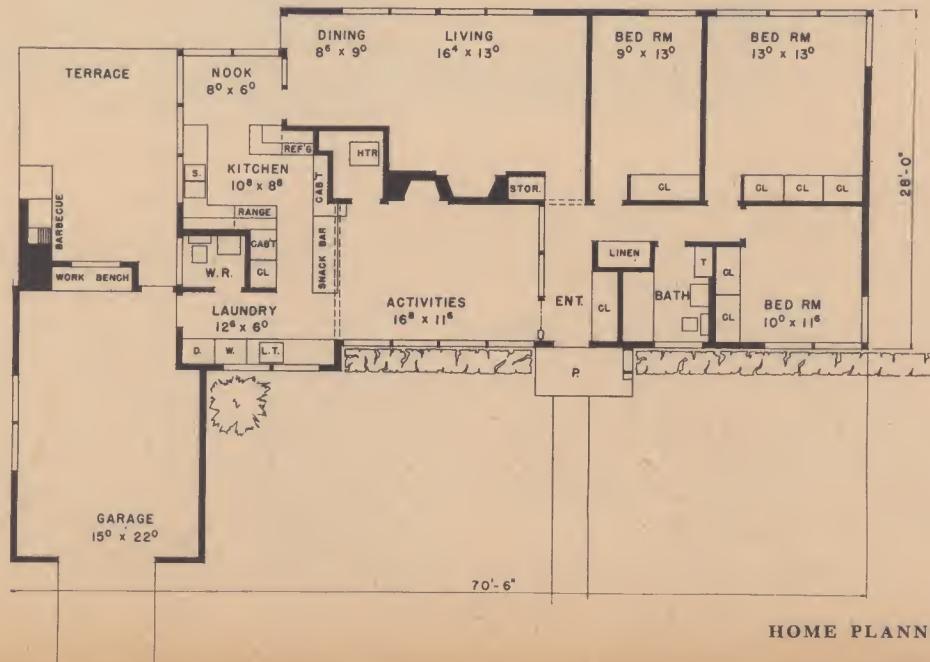
Study this clean-cut frame ranch home with the pleasantly contrasting wood siding and the high windows which help assure privacy. Convenient living features for all the members of the family abound in this floor plan. What makes this plan different? The large activities room with a fireplace, the efficient work area with a washroom, the work bench of the garage, the barbecue of the terrace, abundant storage and excellent traffic circulation. The interior view below shows the activities room looking toward the snack bar.

*Convenient Living*

## DESIGN S 290

1,598 SQ. FT., 15,231 CU. FT.

FIREPLACE AND BARBECUE



ACTIVITIES ROOM

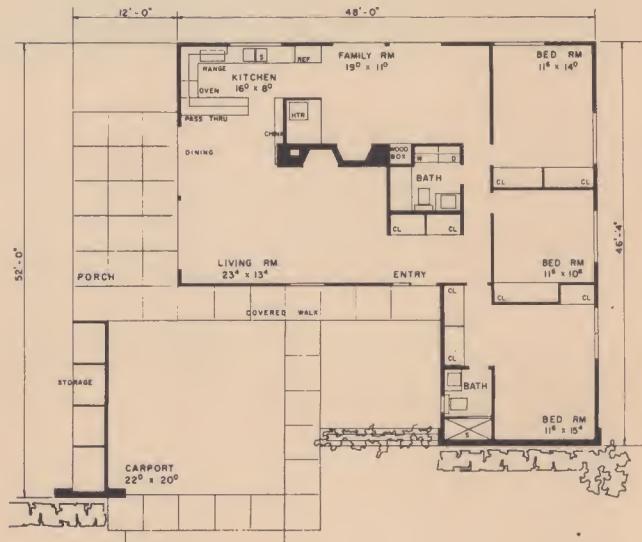


*Convenient Living*



**DESIGN S 709**  
1,673 SQ. FT., 16,344 CU. FT.

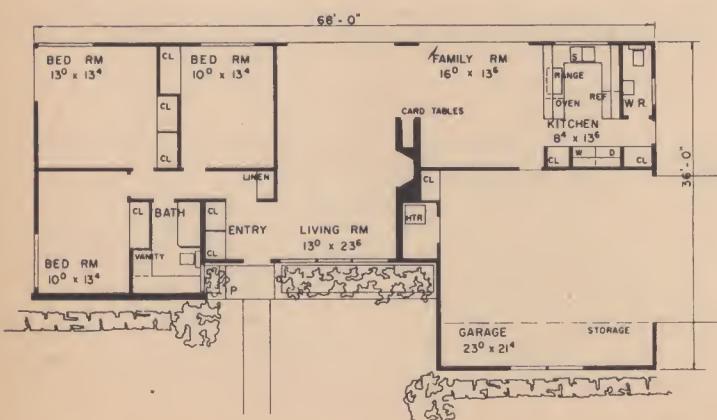
If your tastes are along the contemporary line, the designs on these two pages should interest you. The above design, with its butterfly roof and its fieldstone and frame exterior walls, is positively delightful. The openness of the floor plan is no less worthy of study. Observe the large bedrooms, the two full baths, the two fireplaces, and the efficient kitchen.



*Convenient Living*



**DESIGN S 708**  
1,444 SQ. FT., 14,343 CU. FT.

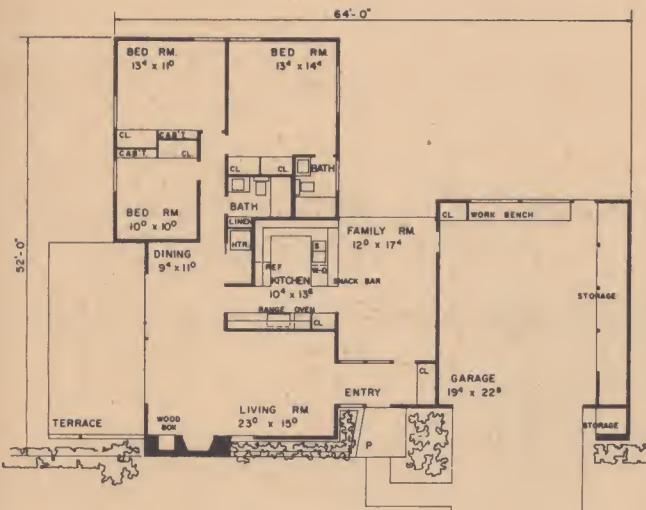


Let's just consider the important, but often overlooked, features of this floor plan that contribute so much to *Convenient Living*. The vanity of the bath provides much desirable counter area and storage space. The closets and linen of the entry and hall are strategically located. The work area with its washer and dryer and large closets is compact and efficient. The garage provides additional storage area and houses the heater where it can more conveniently be serviced than inside.

*Convenient Living*

## DESIGN S 705

1,603 SQ. FT., 15,768 CU. FT.



Whether located in the high Sierras or on Main Street, this attractive design will evoke all kinds of interest. Plumbing costs can represent a sizeable portion of a building budget in many designs. Not so here. Note how all the plumbing facilities are centrally grouped. The exterior walls of the living-dining area and family room have delightfully large glass aluminum sliding doors. Note the use of this contemporary feature in the other floor plans on these two pages.

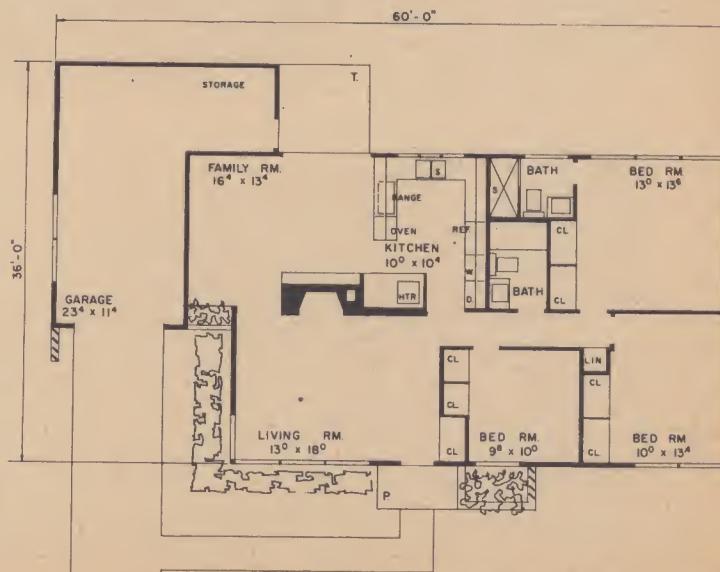


*Convenient Living*

## DESIGN S 706

1,301 SQ. FT., 12,580 CU. FT.

The family room should function with the kitchen. When located adjacent to, or as part of, the work area, the children at play may be under the constant eye of the housekeeper. The family room should also be handy to the outdoors. This keeps traffic through other rooms at a minimum. The family room may also be called an all-purpose room. In this design it also functions most efficiently as a dining area.

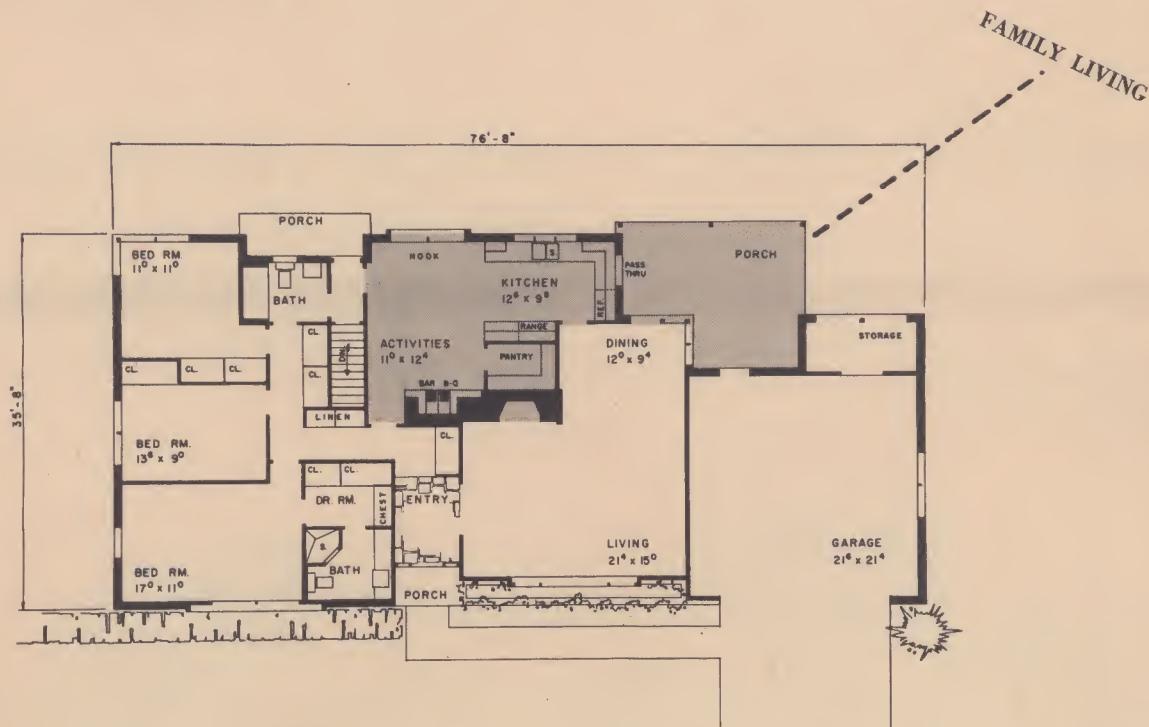


*Convenient Living*

## DESIGN S 736

1,804 SQ. FT., 35,640 CU. FT.

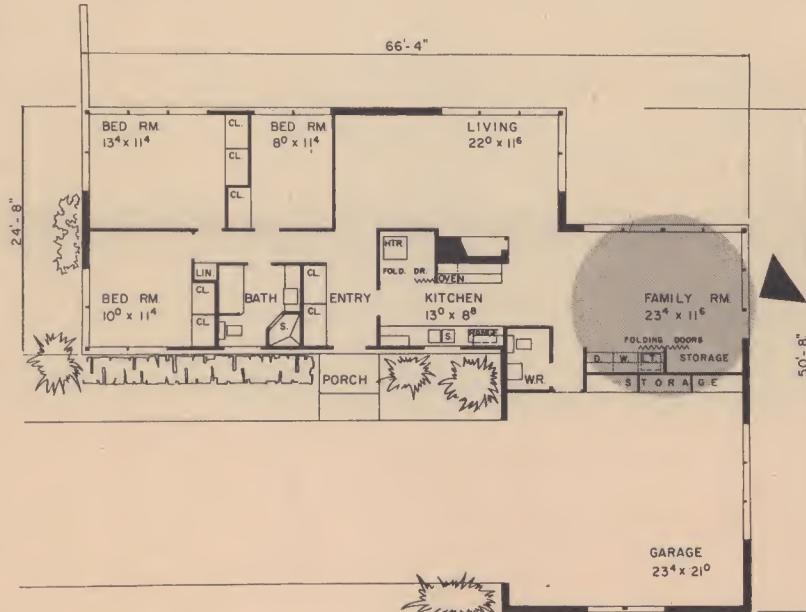
From the quarried stone floor of the front entry, around the floor plan to the rear entry with its covered porch, this Pollman design is full of features. To mention a few: private bath and dressing room for master bedroom; sweeping living-dining area with plenty of wall space; large porch with pass-thru from kitchen; pantry for first floor storage of staples; indoor barbecue for year 'round fun; second bath handy to both sleeping areas and rear yard. The garage has a bulk storage area accessible from outdoors.



Easing the car up the drive-way of this picturesque home would be a thrill indeed, knowing as the owner would, that the requirements of his family were so well taken care of. No annoying cross-room traffic necessary in this plan. The family room will get plenty of natural light. With two outside doors, the children and friends may come and go without disrupting other areas of the house. The location of the laundry equipment in the family room behind attractive folding doors is a good example of the utility of dual use space.

*Convenient Living*

**DESIGN S 735**  
1,484 SQ. FT., 14,218 CU. FT.



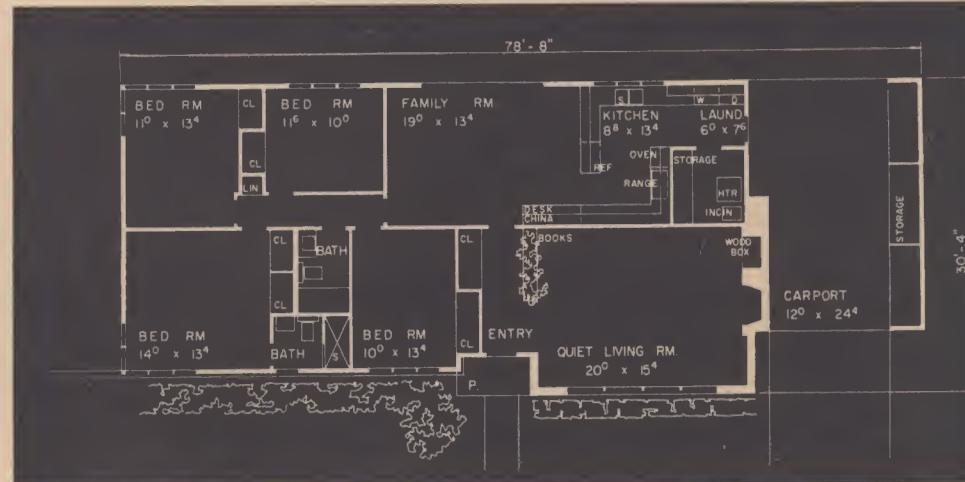
*Convenient Living*

## DESIGN S 807

1,785 SQ. FT., 18,734 CU. FT.



Here is a hip-roof modern with a tremendous living potential—four bedrooms, two baths, a family room, a secluded living room, and an efficient work area. Sliding glass doors open the family room to the yard. The practical inside bath is ventilated by a ceiling fan. Don't overlook the storage wall of the carport.



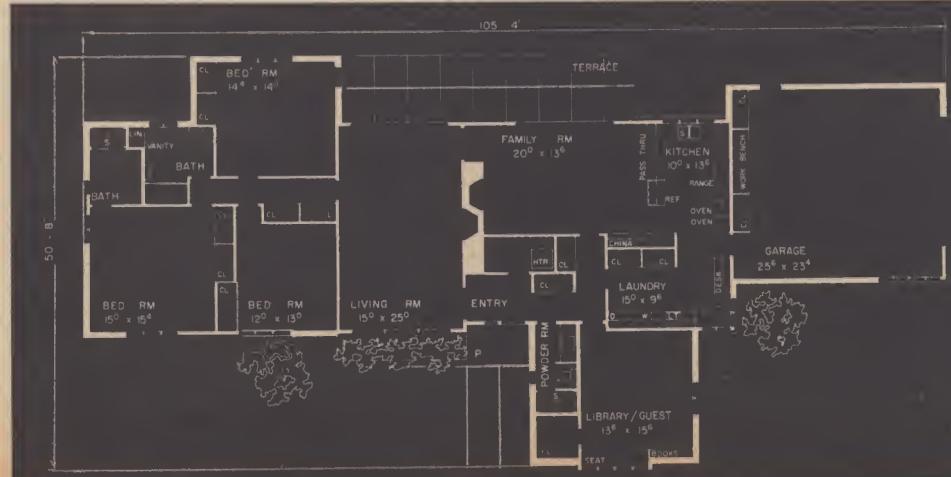
*Convenient Living*

## DESIGN S 700

2,592 SQ. FT., 24,998 CU. FT.



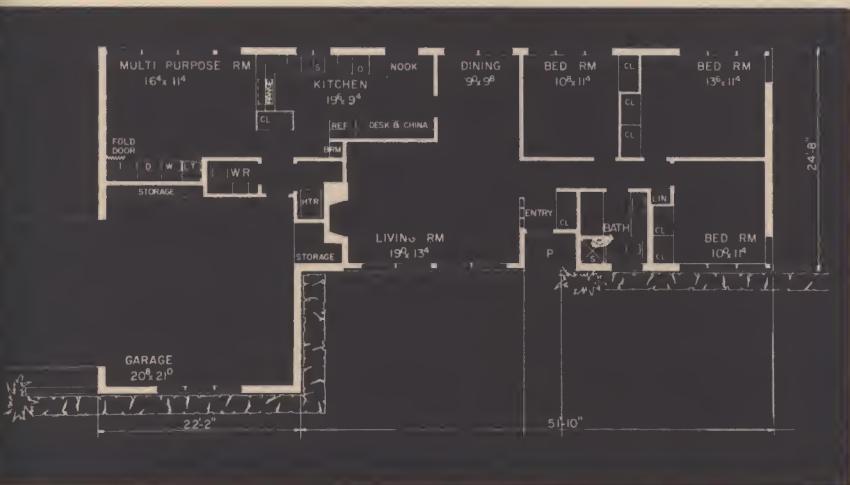
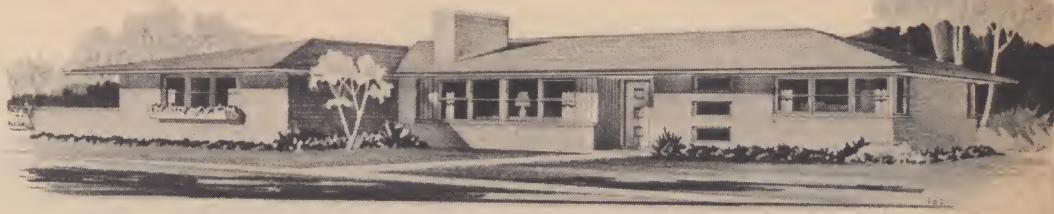
The casual passer-by would know this house had a story of *Convenient Living* to tell. And indeed it has! Here is gracious living in the best that present floor planning might offer. Study this plan carefully with an eye to a family's sleeping, recreational, relaxing, and housekeeping requirements.



*Convenient Living*

## DESIGN S 634

1,592 SQ. FT., 16,295 CU. FT.



The multi-purpose room is meant to function as just that. In this plan the housewife can perform her laundry chores in the pleasant first floor atmosphere. The small children can romp as they may in a room apart from the living area. The teenage set can congregate without upsetting the household routine. In addition, out-of-town guests have a room at the inconvenience of no one.

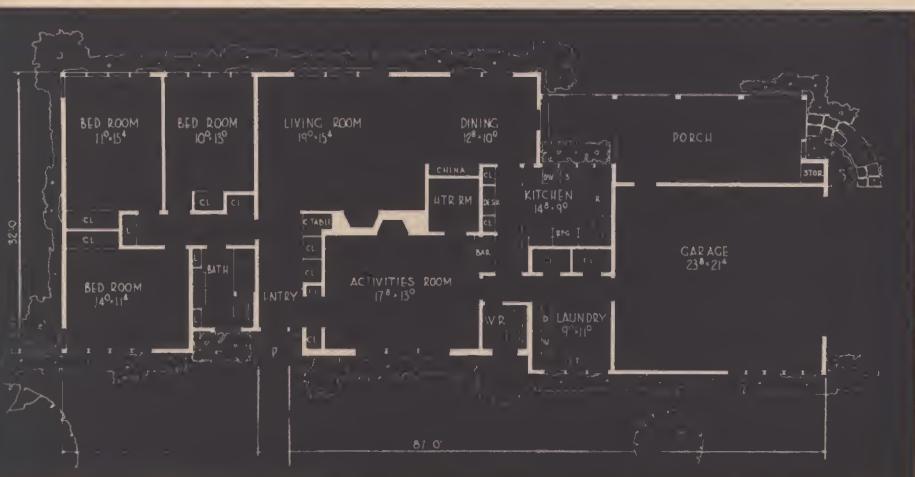
*Convenient Living*

## DESIGN S 167

1,914 SQ. FT., 22,968 CU. FT.



Robert B. Palmer  
Designer



A home of lasting value. Some of the finer points include seventeen closets; double lavatory bath; extra washroom; built-in china; planning desk in kitchen; bar located to serve both activities and kitchen; a covered porch; and two cheerful fireplaces. There are years of proud ownership in store for the occupants of this pleasing design.

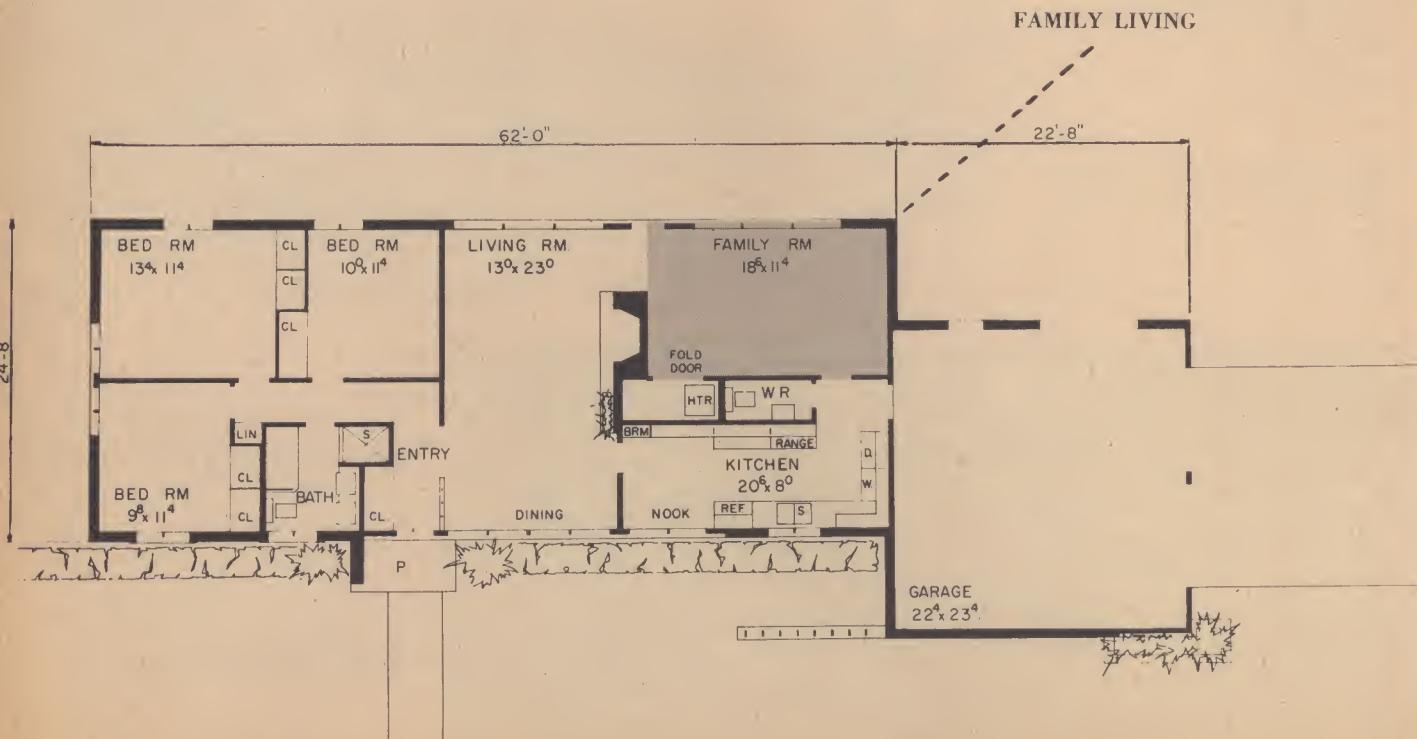


*Convenient Living*

## DESIGN S 620

1,530 SQ. FT., 14,535 CU. FT.

This straightforward brick veneer design would hold its own in appearance and livability whatever the location and competition. The projected wood surrounds of the windows and the trellis detail add interest to the front. In addition to the family room and inside washroom, the layout of the bath is worthy of comment. Besides the double lavatory with storage space below, the bath contains a tub and stall shower. With toilet facilities located near both front and side entrances, cross-room traffic is eliminated. The rectangular shape of this home contributes to economical construction costs. If your budget is limited, keep this idea in mind.



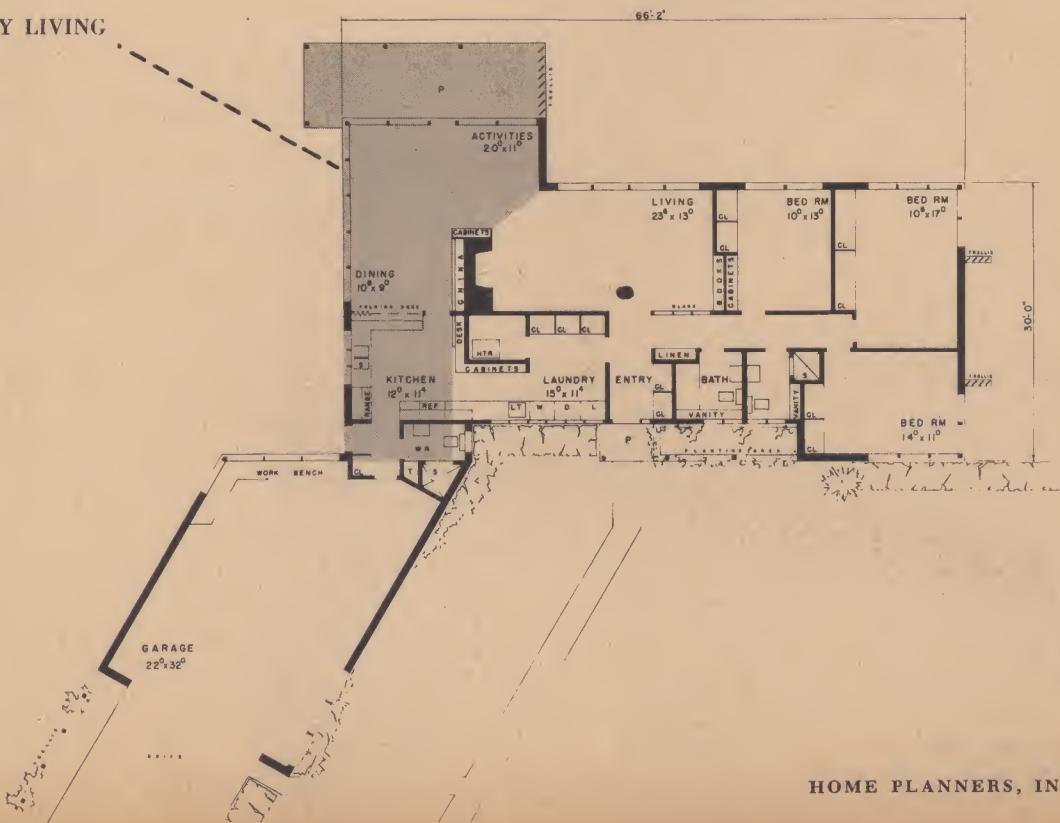


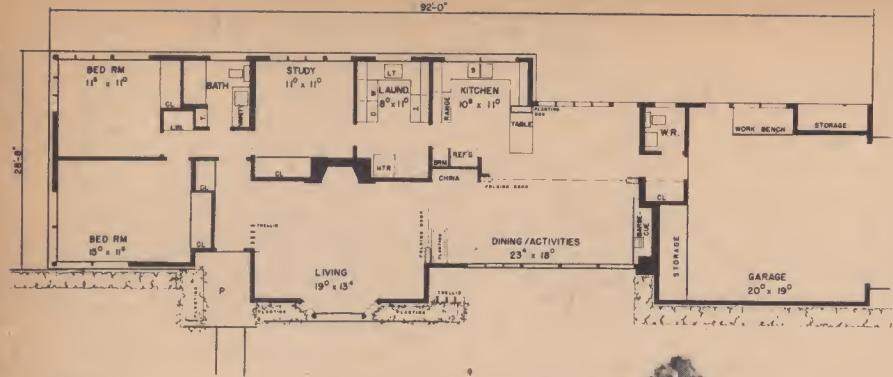
There is plenty of fun to be experienced in this home. Adults and children can entertain separately in living room and activities porch with privacy for each. Notice how there is no waste space in the plan. Every available area is utilized to the fullest extent with practical built-in units to assure *Convenient Living*. Gardeners will enjoy the work bench in the garage and the shower in the washroom nearby. This washroom supplements the two baths in the bedroom wing. Working drawings for this design carry the seals of Palmquist & Wright, Architects, registered in the state of Michigan.

*Convenient Living*

**DESIGN S 98**  
2,069 SQ. FT., 23,794 CU. FT.

FAMILY LIVING





*Convenient Living*

## DESIGN S 325

1,709 SQ. FT., 17,964 CU. FT.

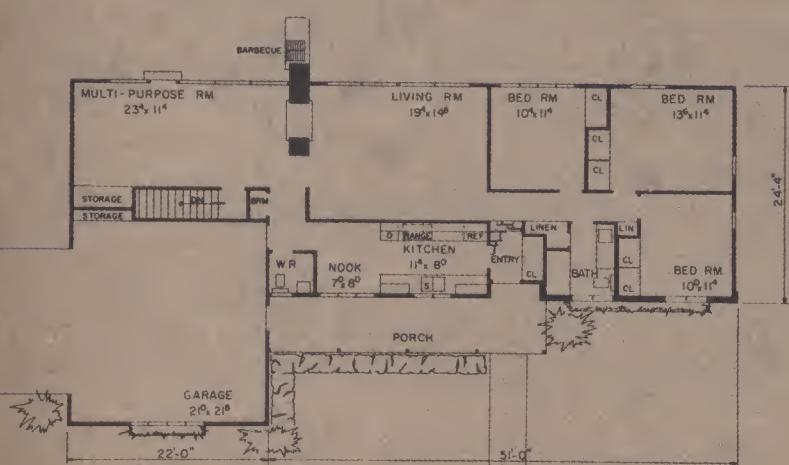
Vertical siding and brick make a pleasing contrast when used in the proper relation with the windows. If your dining habits are such as to make a separate dining room impractical, the activities room represents an excellent compromise, for you are assured plenty of dining space even for the largest of gatherings. The folding doors provide exceptional flexibility in the use of the living, dining, activities area.



*Convenient Living*

## DESIGN S 637

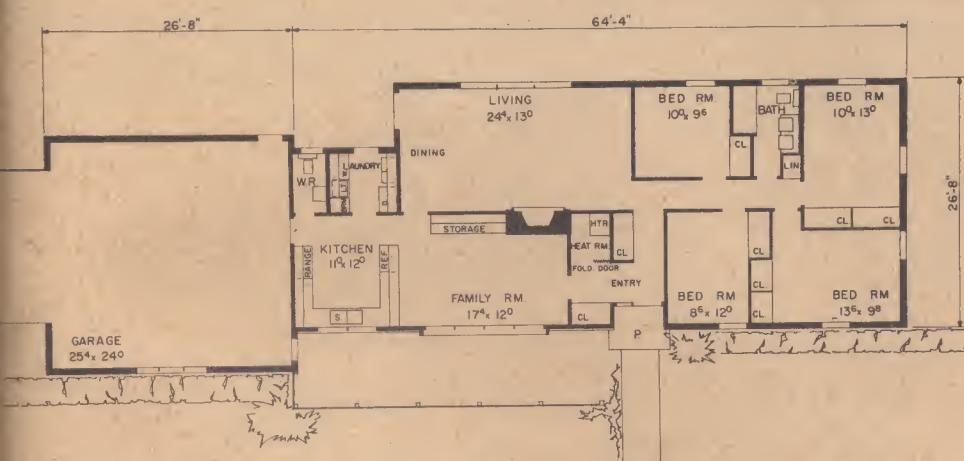
1,557 SQ. FT., 18,010 CU. FT.



For a family that likes to entertain, a design with two living rooms makes a great deal of sense. Youngsters have ample room for a crowd in the multi-purpose room. The two-way fireplace serves both rooms. Glass walls open into the terrace where the barbecue is built into the chimney extension. The washroom will do much to cut down on the traffic through the living and sleeping areas.

*Convenient Living*

**DESIGN S 496**  
1,646 SQ. FT., 18,016 CU. FT.

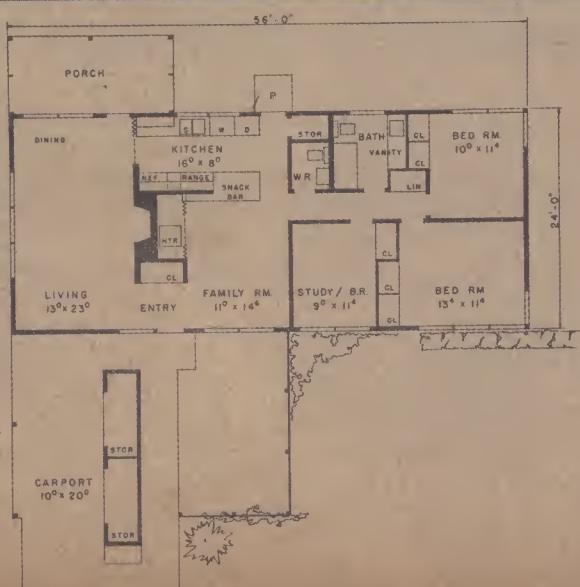


A home for a large family does not have to spread out all over the lot or be particularly complicated as this four bedroom bath-and-a-half home proves. This economical home has most of the features of a much larger and elaborate design—an efficient work area with separate laundry area; a rear living room with fireplace; and a family room to serve the recreational pursuits of the various family members.

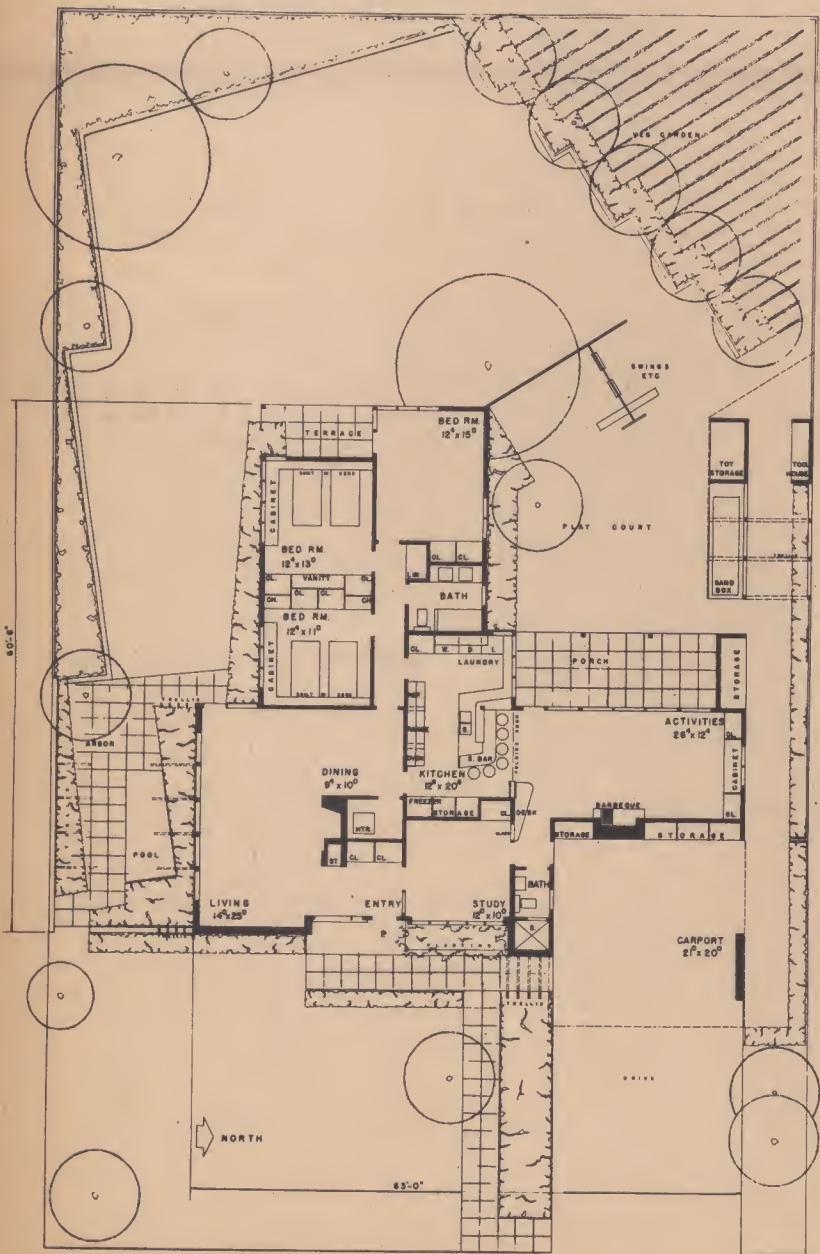


*Convenient Living*

**DESIGN S 413**  
1,344 SQ. FT., 12,902 CU. FT.



Storage space and wardrobe closets should be adequate in every design. In this plan the work area has plenty of cupboard space. Each bedroom is well provided for. The large linen closet is well situated. The roomy storage area inside the rear grade door is ideal for foul weather clothing and sporting equipment. The carport storage units take care of garden tools, lawn equipment and car accessories. Again, the family room and inside washroom.

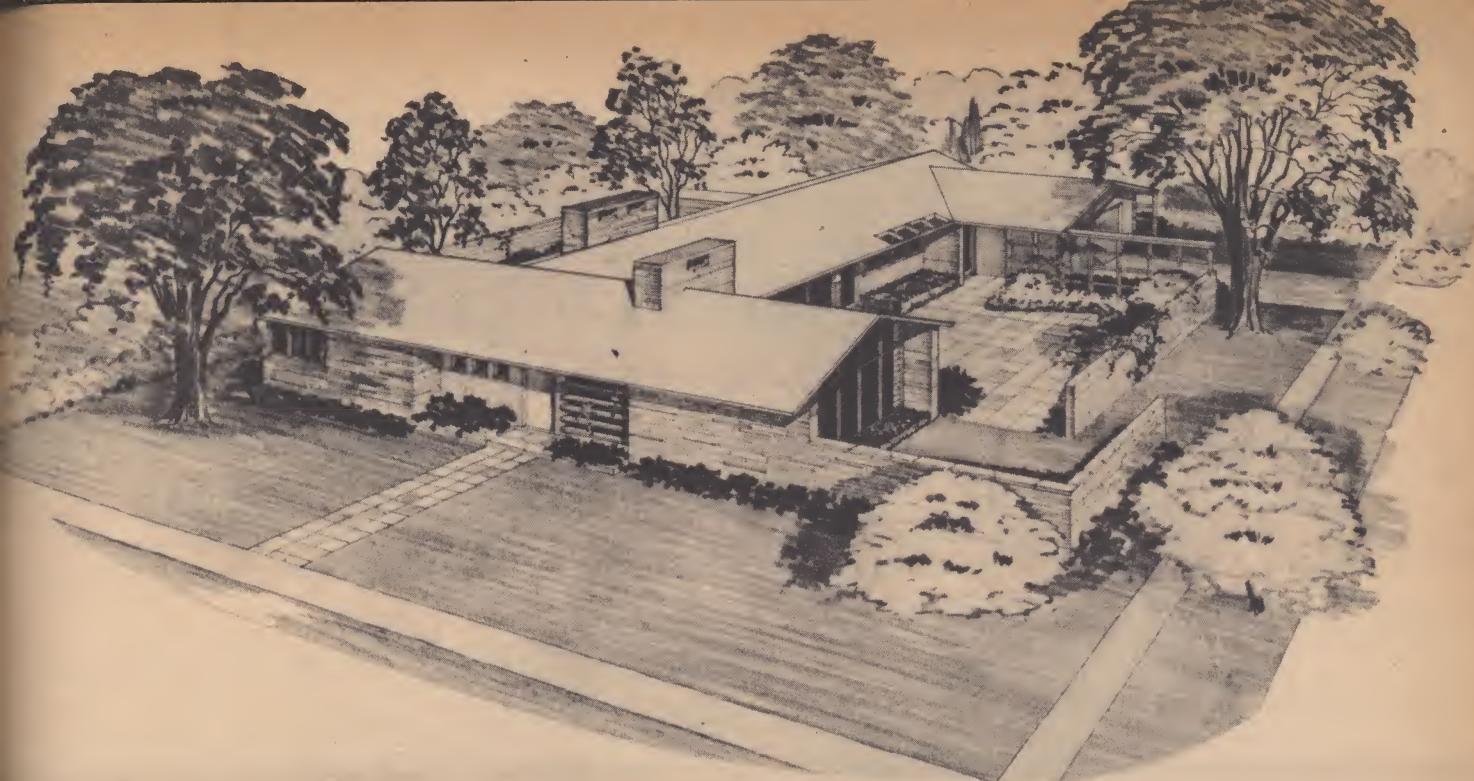


*Convenient Living*

## DESIGN S 382

2,274 SQ. FT., 21,000 CU. FT.

Both indoor and outdoor livability are developed to the fullest in this contemporary home with its quarried stone and frame exterior. Notice how the outdoor areas are developed in relation to the interior areas of the plan. The children, whether at play in the activities room or the court, can be under the supervision of the housewife from her work area. A door from the living room leads to the arbor—an outdoor area for adult get-togethers. The small terrace off the master bedroom satisfies the need for an outdoor area which will provide privacy and solitude. Study the built-in units of the sleeping area. Don't overlook the bath with stall shower between the study and the carport.

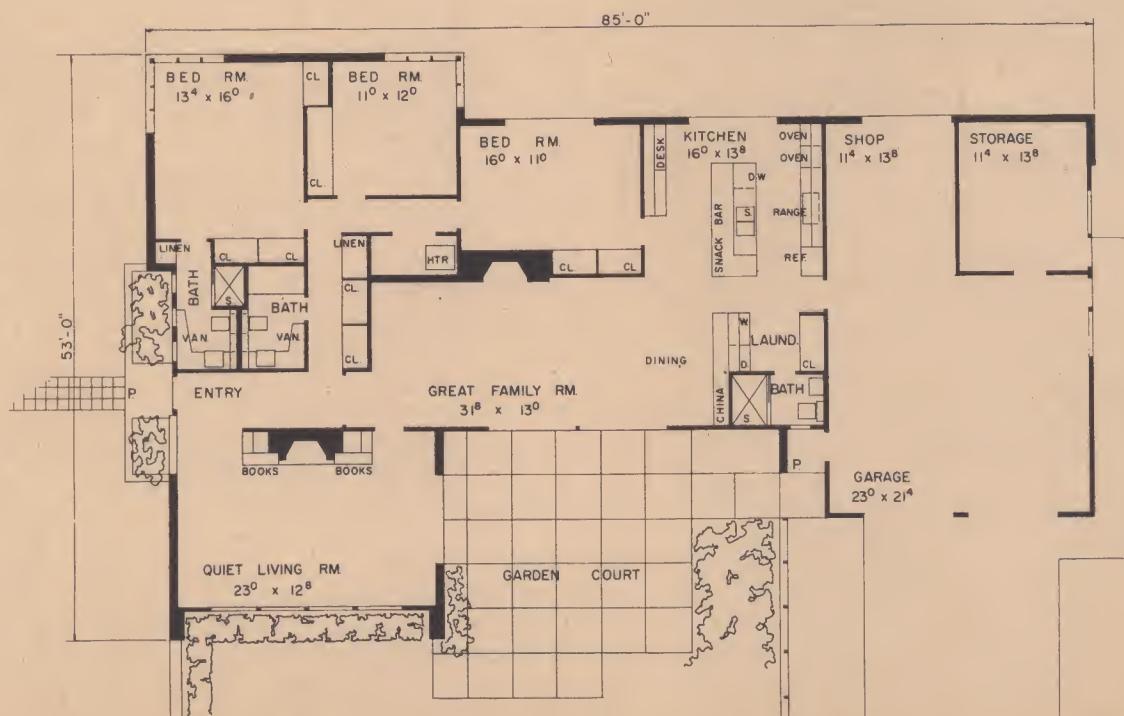


Here is another design the floor plan of which has been developed with the possibilities of outdoor living in mind. Summer activities will quite naturally center around the garden court. Situated on a corner lot, the privacy fences would shield the court as well as the living areas from the curious eyes of the passers-by. Three baths, two fireplaces, a long snack bar, built-in desk, two built-in ovens and counter top range are just some of the features which will contribute to extra livability to be enjoyed by all. The men of the family have a generous shop area which can include the garage when the construction project is a big one. Three sets of sliding glass doors allow for maximum natural light for the shop, kitchen and third bedroom.

*Convenient Living*

## DESIGN S 800

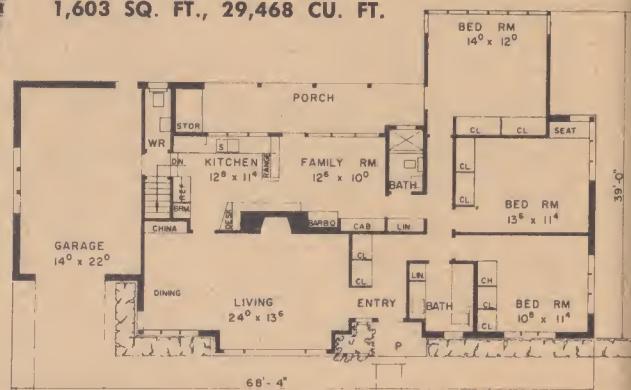
2,263 SQ. FT., 24,242 CU. FT.



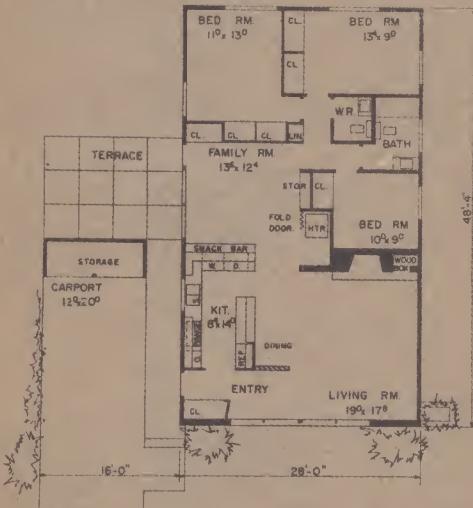
*Convenient Living*

## DESIGN S 341

1,603 SQ. FT., 29,468 CU. FT.



The beautiful picture window of the living room sets the stage for what is truly a most livable floor plan with many other features to be enjoyed by all. The number of storage areas of this plan are exceptional as are the compact, but certainly adequate, toilet facilities. The covered porch will see double duty as a favorite summer eating spot.

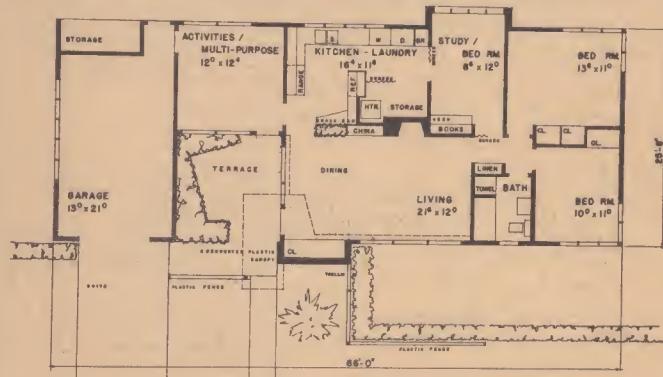


*Convenient Living*

## DESIGN S 615

1,352 SQ. FT., 12,905 CU. FT.

The latest in product design allows contemporary architecture to be the truest expression of our way of life. The window treatment in this design is outstanding and gives this home a character all its own. Designed for a narrow lot, it is small in size, but long on livability. It isn't often you find such an interesting plan in a perfectly rectangular house.



*Convenient Living*

## DESIGN S 324

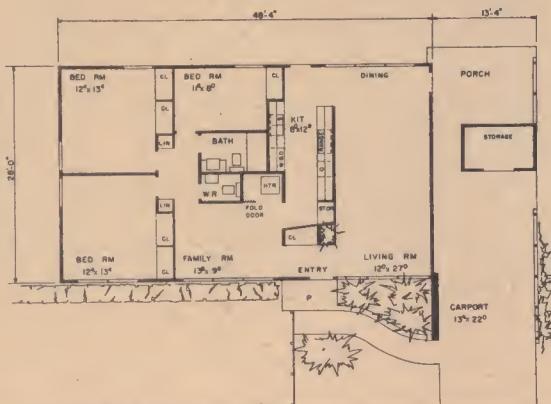
1,182 SQ. FT., 11,201 CU. FT.

A design with character should have exterior features that distinguish it from the unimaginative home. Distinction is achieved by the use of contrasting exterior materials, unique trellis design, and corrugated privacy fences. The activities room and outside play areas for the children and relaxation areas for the adults.

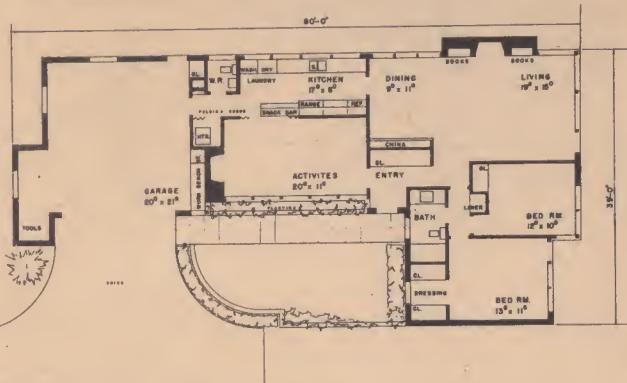
*Convenient Living*

## DESIGN S 619

1,352 SQ. FT., 13,411 CU. FT.



Another simple, economical, rectangular plan which, thanks to thoughtful planning, has all the interest and livability of a much larger design. Notice how all the plumbing fixtures are grouped together. The acceptance by the F.H.A. of the inside bath has done much to open up new avenues of floor planning. Among other things, the bath can now be more conveniently centralized.

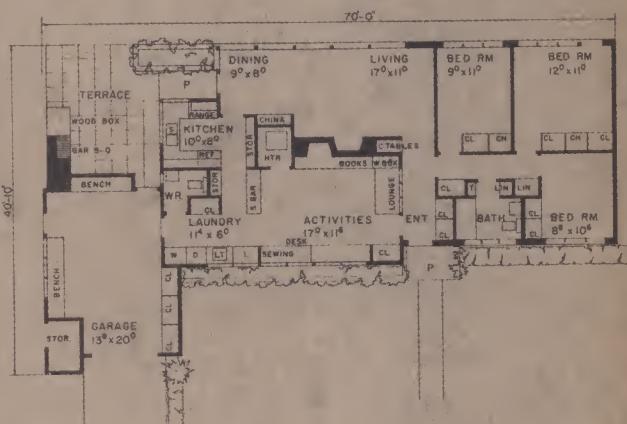


*Convenient Living*

## DESIGN S 97

1,543 SQ. FT., 17,154 CU. FT.

This house, ideal for hill-top or lakeshore lot, has spacious living and activities area to satisfy diverse entertaining activities. Mom and Dad can entertain friends while the teenage daughter gives a party. Dad will like the work bench in the garage with the washroom adjacent to the service entrance. Mother's cares will be lighter in her efficient kitchen-laundry.

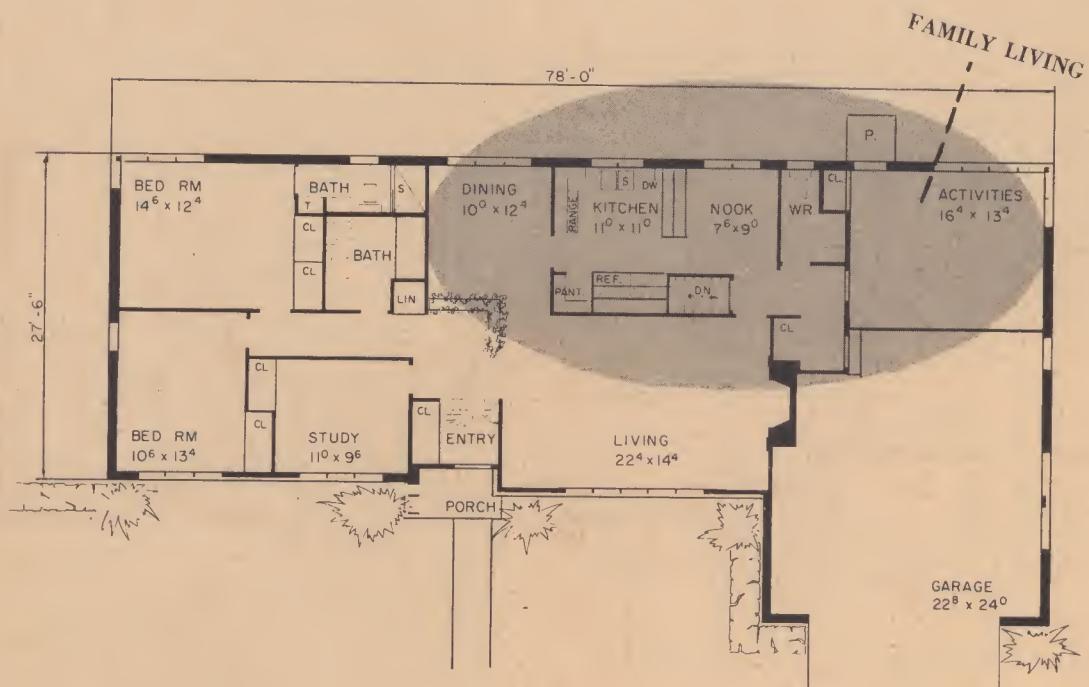


*Convenient Living*

## DESIGN S 25

1,450 SQ. FT., 16,675 CU. FT.

Recognizing the need for a home to satisfy adequately the pursuits of the family results in a fine plan like that above. The activities room is one for snacks, for writing and sewing, for cozy fireplace enjoyment, and for children's rumpus. A well developed terrace in full view of the work area and hidden from the street also makes a vital contribution to the happiness of the family.

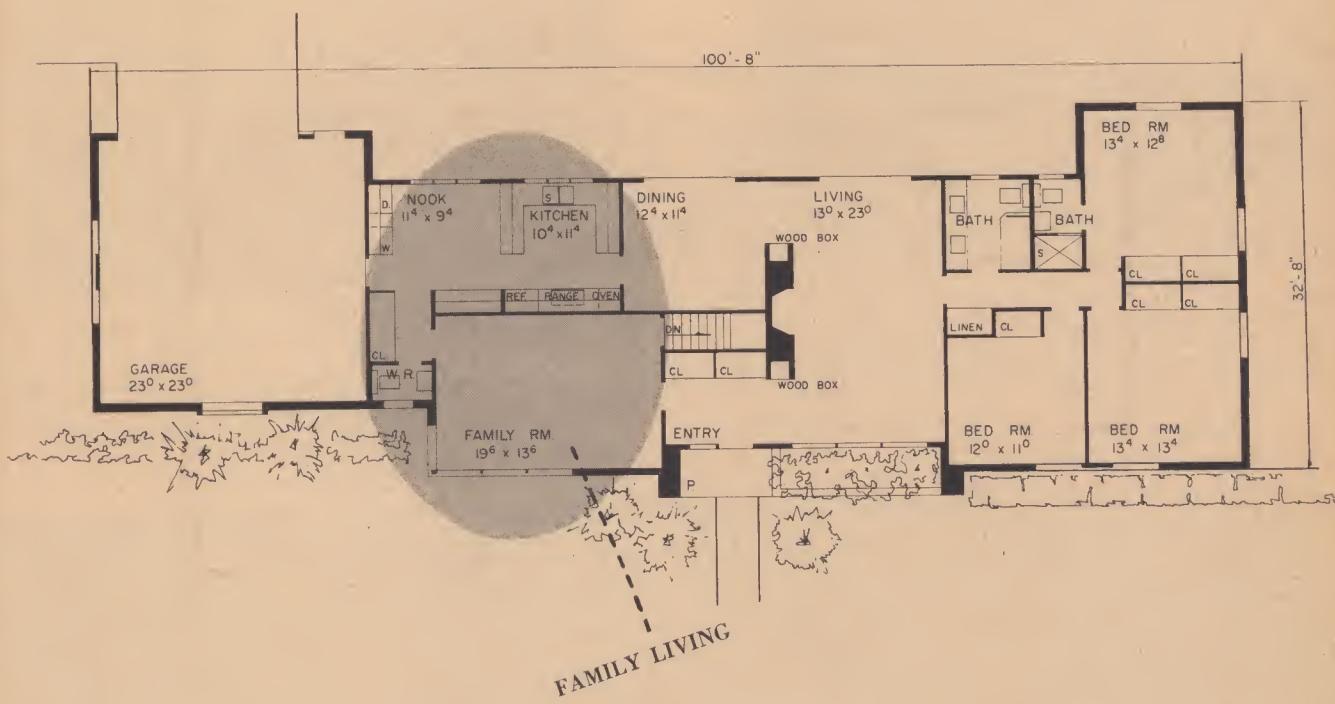
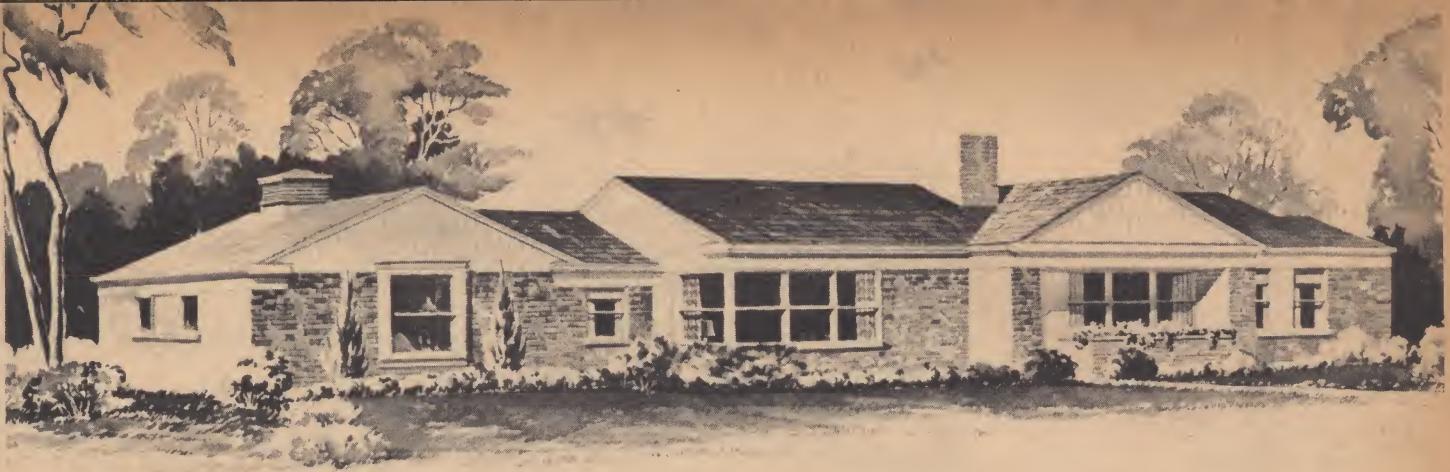


*Convenient Living*

## DESIGN S 504

1,893 SQ. FT., 35,728 CU. FT.

A visitor stepping through the front door is at once taken by the uniqueness of a sizeable planter which because of its centralized position adds charm to the entire house. A kitchen flanked by a formal dining room and an informal nook area is a most desirable feature. The pantry, so common in houses of a generation ago, is finding its way back into the well conceived floor plan of today. With convenience the by-word in contemporary planning, shelves of staples should be within reach of the work area. An often overlooked convenience feature is the desirability of having a closet just inside each entrance door. This is the case with the three exterior entrances to this fine home. How do you like the activities room set off by itself?



The two gables of this long suburbanite compliment each other nicely. The growth in the high planting box provides the sweeping front to rear living room with an interesting back-drop. The single lines at the exterior walls of the living and dining rooms denote panoramic aluminum sliding glass doors. This feature is the next thing to a true glass wall—both picturesque and practical. The garage, with the entrance to the rear of the lot, enhances the beauty of the front exterior and makes the house appear even more pretentious than it already is. If the building site is not quite wide enough for a side drive, this home could be built on a corner. This, of course, would reduce cost of driveway paving. Even though there is a basement, the laundry has been conveniently located on the first floor.

*Convenient Living*

**DESIGN S 770**  
2,023 SQ. FT., 29,970 CU. FT.

# THE LIVING-KITCHEN

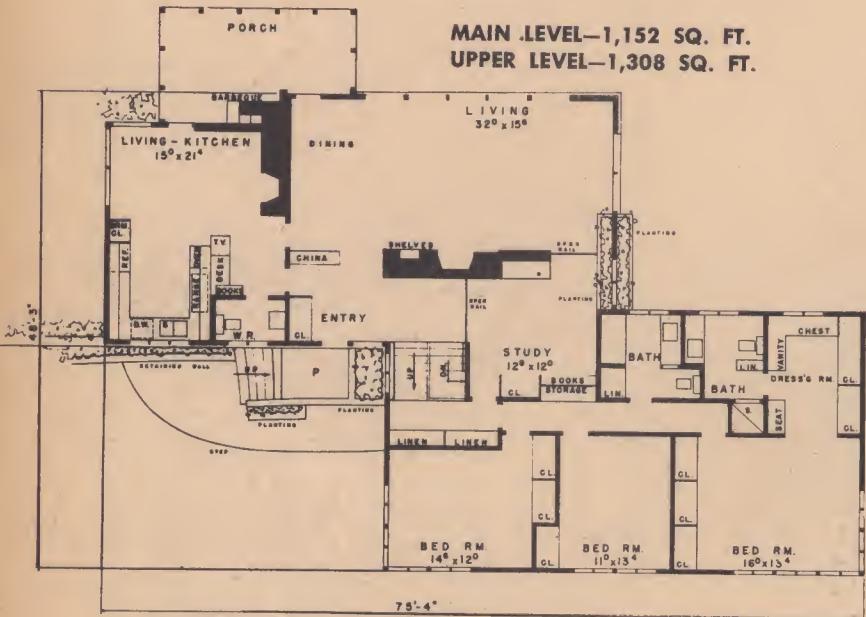
*Convenient Living*

## DESIGN S 388

31,593 CU. FT.



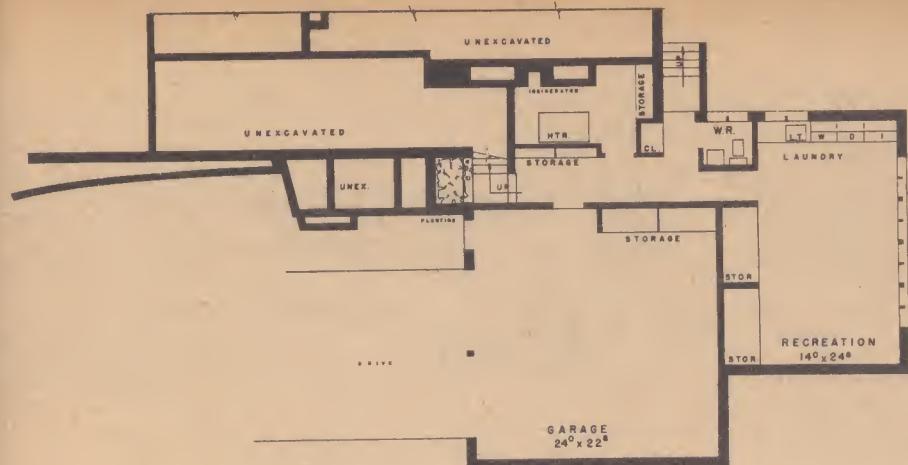
MAIN LEVEL—1,152 SQ. FT.  
UPPER LEVEL—1,308 SQ. FT.



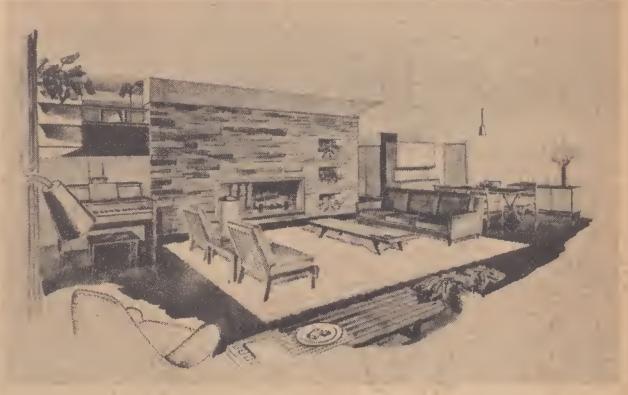
The living-kitchen is a throw-back to the old days when large, although not particularly efficient, kitchens were in vogue. The warmth and friendliness of this floor plan idea has been worth preserving. You will notice in this design, that kitchen efficiency has not been sacrificed. Those enjoying themselves in the living section of the kitchen in no way interfere with actual kitchen routine. This home is a fine split level design, unique in many ways. The study of the upper level overlooks the entry and living area. It has storage area as well as an open fireplace. The bath and the dressing room of the master bedroom guarantee the utmost in privacy. On the lower level, the bank of windows makes the recreation room with its laundry area a cheerful place indeed.

*Convenient Living*  
**DESIGN S 373**  
1,679 SQ. FT., 19,027 CU. FT.

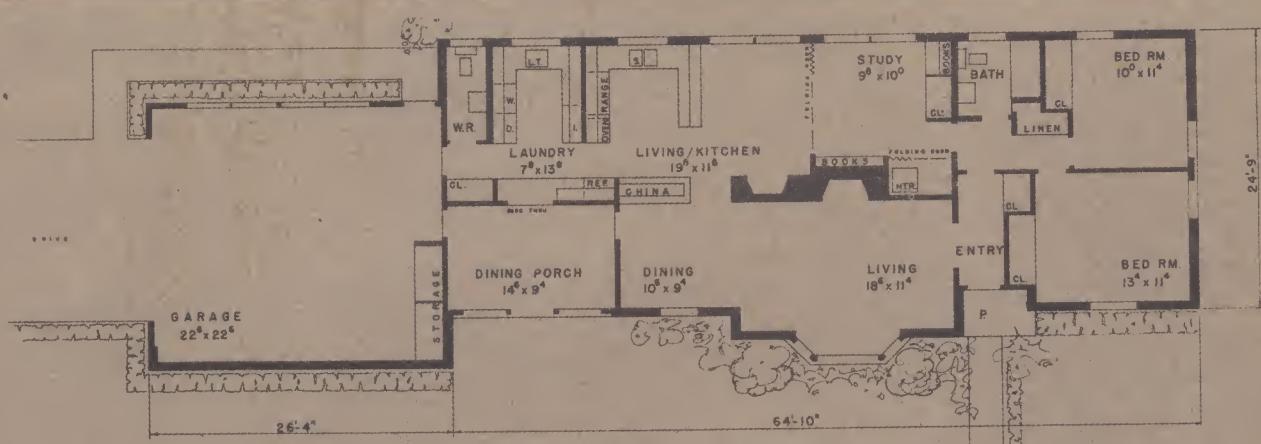




The living-kitchen — pleasant work area surroundings with a cheerful area for relaxation.



The living room—the quarried stone fireplace wall, certainly a thing of beauty.

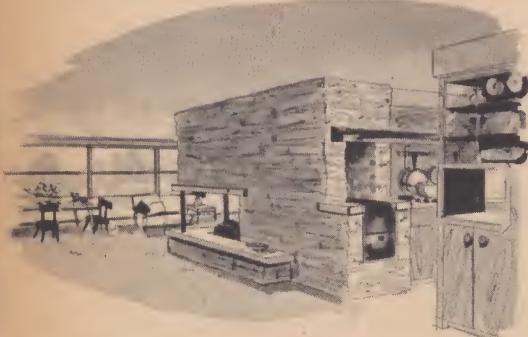


Who could ask for anything more in the way of *Convenient Living*? The already spacious living-kitchen may be opened up even more by sliding back the folding doors. It is flexibility such as this that make present day homes so livable. A Pass-thru from the work area to the dining porch facilitates the serving of meals. With this house facing south this room would make an ideal sun porch.

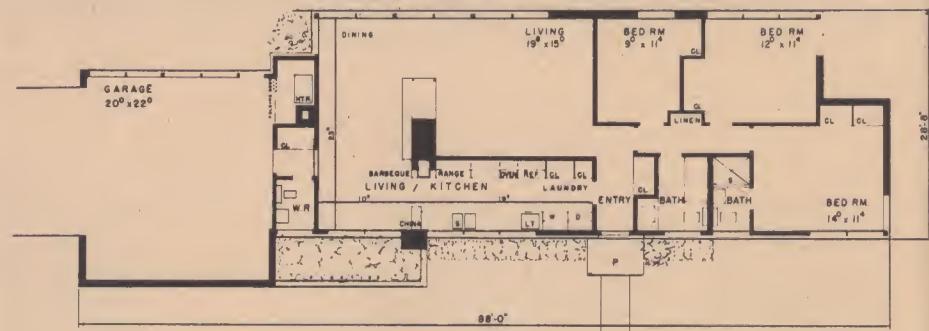
*Convenient Living*

## DESIGN S 378

1,581 SQ. FT., 16,758 CU. FT.



FIREPLACE AND BARBECUE

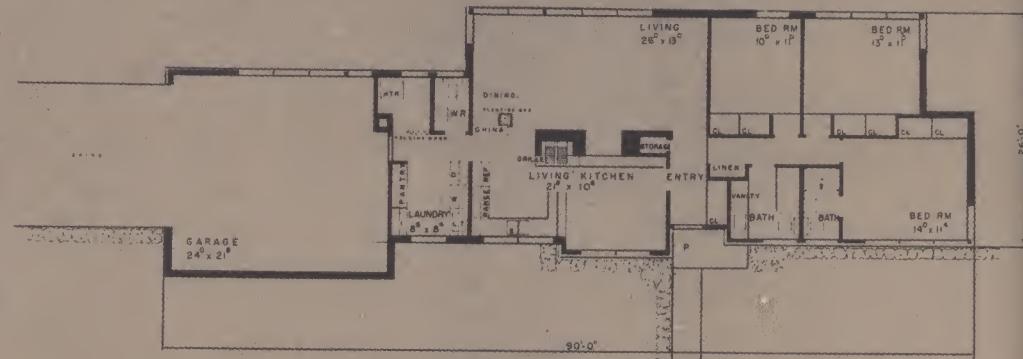
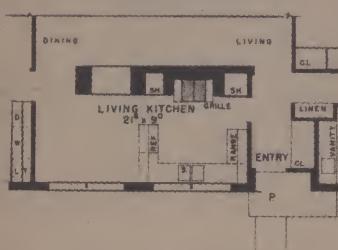


Here is another variation of the living-kitchen idea. This time, Richard B. Pollman has ingeniously designed a barbecue for this informal area of relaxation. Another focal point is the living-dining area with its three-way fireplace and sweeping expanse of windows. Excellent toilet facilities are not lacking with two baths and a wash room.

*Convenient Living*

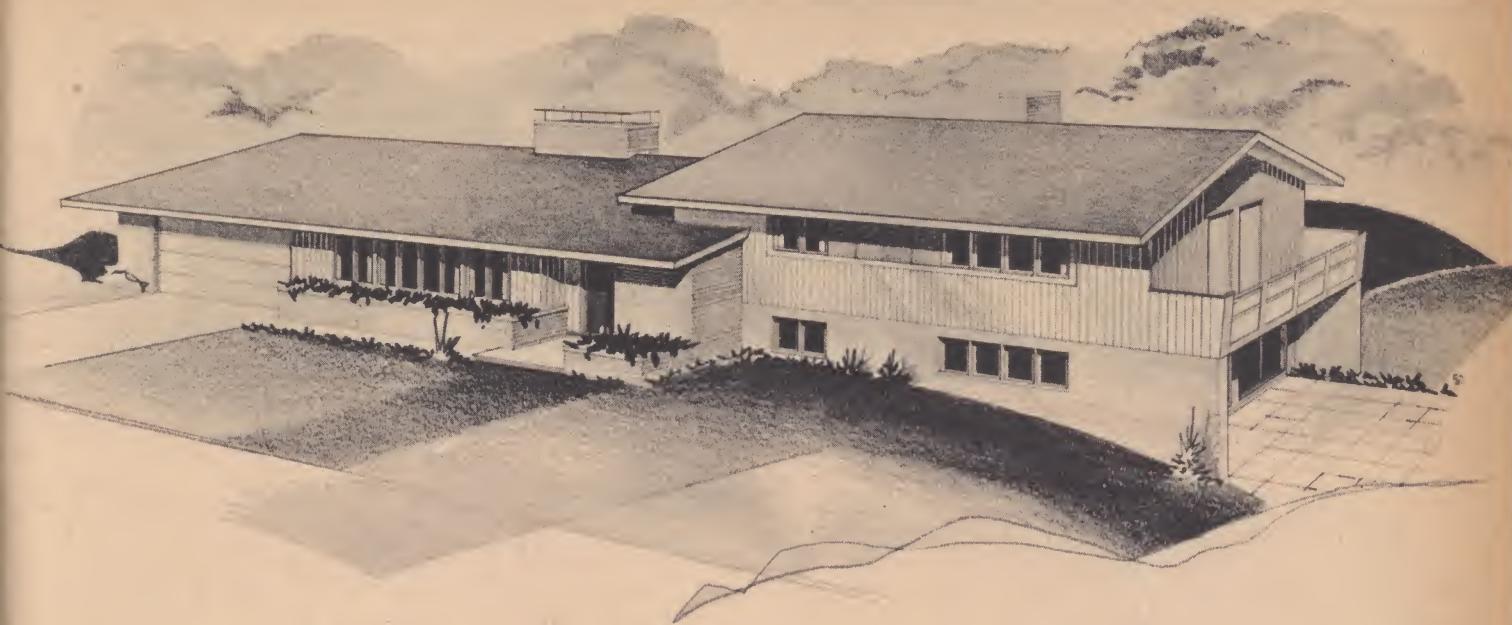
## DESIGN S 377

1,648 SQ. FT., 17,806 CU. FT.



This luxurious design is quite similar to the one above. However, there is an alternate living-kitchen layout. Which do you like best? What could be more practical than to have one fireplace open on both sides to serve two distinct living areas! This design would be right at home in the finest of residential sections.

# HILLSIDE AND SPLIT-LEVEL HOMES



*FAMILY LIVING*

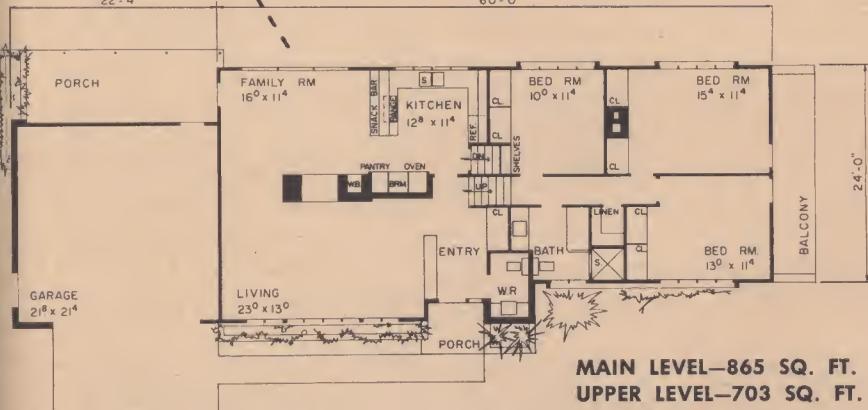
22'-4"

60'-0"

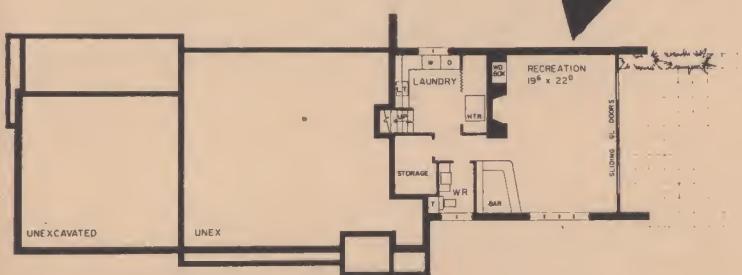
*Convenient Living*

## DESIGN S 698

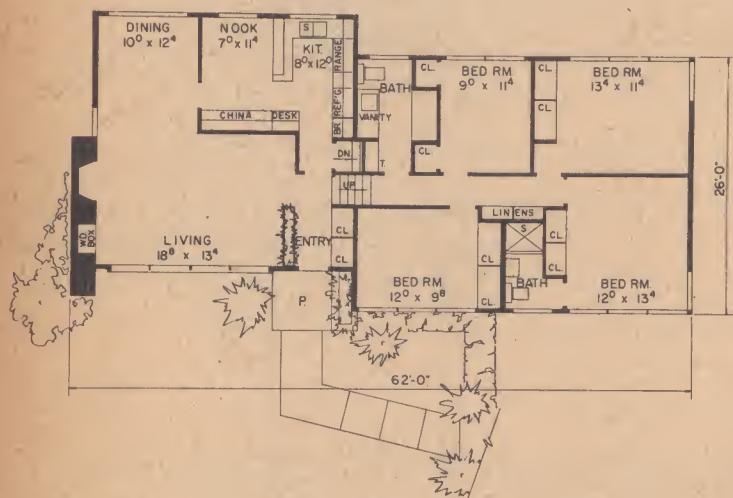
35,759 CU. FT.



*FAMILY LIVING*



The split-level design is becoming more and more popular because of its increased livability. It is a happy compromise between the popular one story ranch home and the long accepted two story home. If you have a sloping lot and want to retain the modern effect of the ranch home and still preserve the widely held preference for a separate sleeping level, this design, or variation, may be the solution to your problem. A study of the floor plan reveals exceptional livability. Imagine the members of your family happily dispersed throughout this home. There is the porch for quiet conversations; the family room for reading or TV; the balcony for sun bathing; and the lower-level recreation room and terrace for parties. Be sure to note the toilet facilities on each of the three levels.

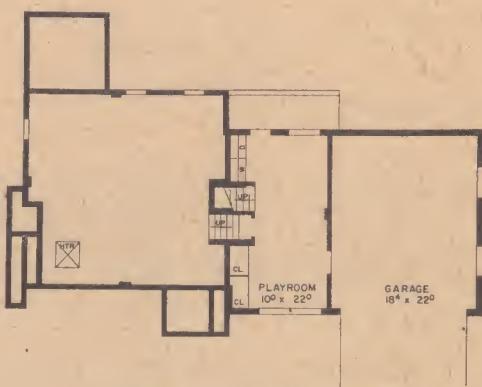


MAIN LEVEL—680 SQ. FT.  
UPPER LEVEL—880 SQ. FT.

*Convenient Living*

## DESIGN S 462

23,975 CU. FT.



LOWER LEVEL—252 SQ. FT.



LIVING ROOM



REAR PORCH

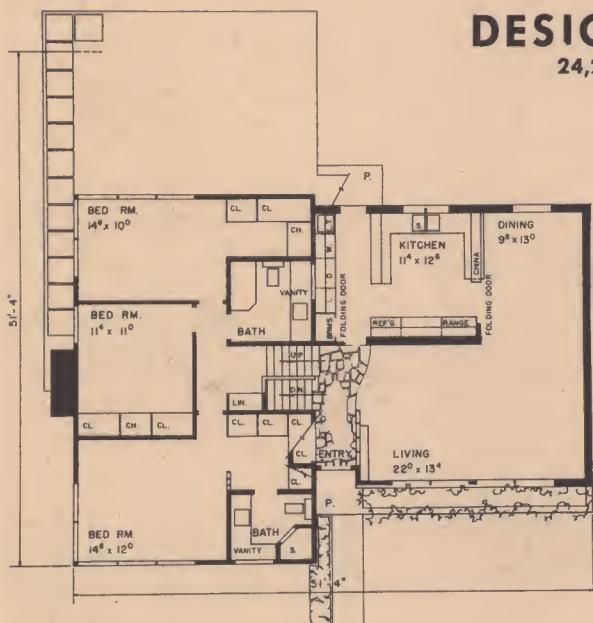
If your family is growing larger, or already is large, this split level design should receive your serious consideration. First of all, there is plenty of sleeping area—four sizeable bedrooms with good storage and exceptional bath facilities. Secondly, the living-dining area is spacious. The whole family will appreciate the two banks of windows and the fireplace. Eating is no problem with both the nook and dining area. The kitchen has ample work and storage space. Thirdly, the two lower levels provide all kinds of space which can be utilized as recreation area, home workshop and seasonal storage.



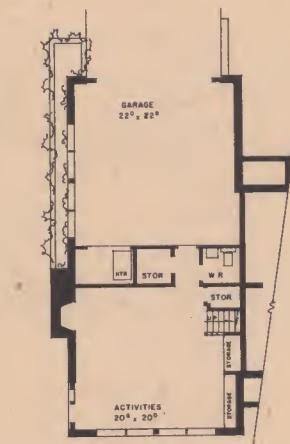
## DESIGN S 450

24,203 CU. FT.

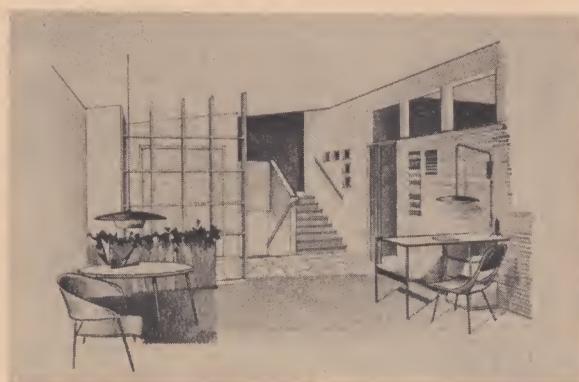
*Convenient Living*



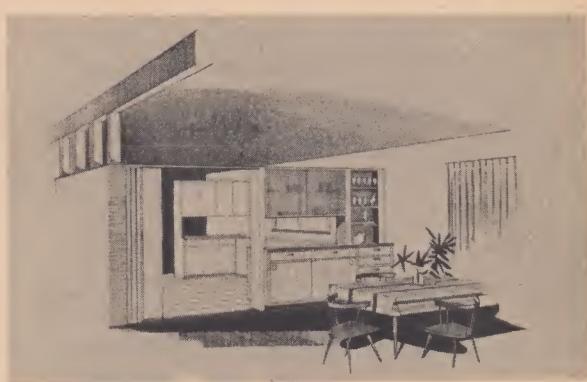
MAIN LEVEL—769 SQ. FT.  
UPPER LEVEL—888 SQ. FT.



LOWER LEVEL—636 SQ. FT.

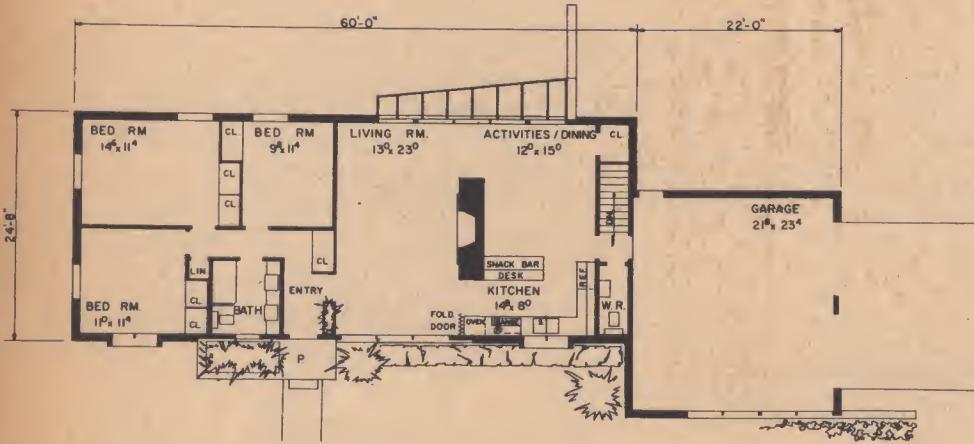


ENTRY FROM LIVING ROOM



DINING AREA

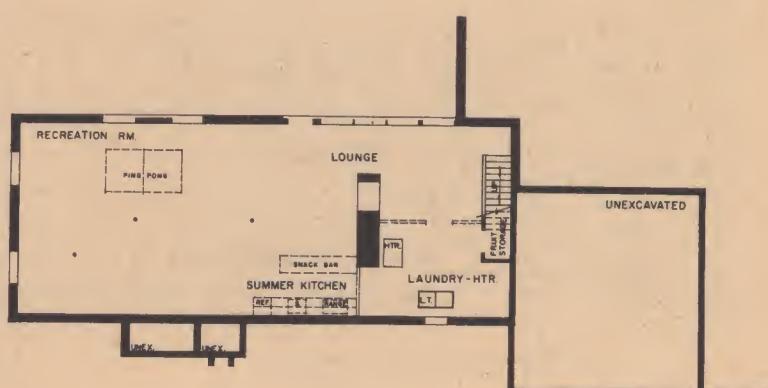
The split level home provides the convenience and livability of a ranch home at approximately the same lower cost of a two story home, yet adds about half again as much all-purpose space as a ranch home. Observe how the lower level of this design becomes more livable as a result of its being raised above grade. Study the livability of the upper level. Count the storage areas. The activities room will be the favorite gathering spot of children and adults alike. Unlike the dark, damp, poorly lighted basement, this lower level gets plenty of natural light.

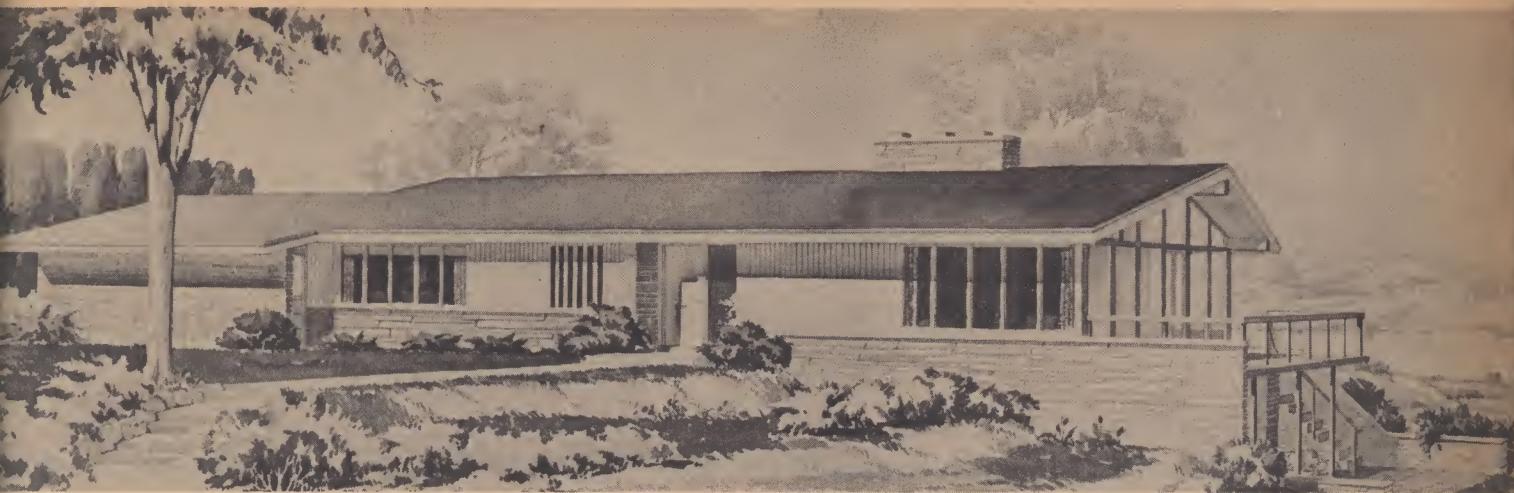


*Convenient Living*

**DESIGN S 626**  
1,480 SQ. FT., 26,152 CU. FT.

The designs on these two pages have a similar sleeping area layout. However, the similarity ends there. Wise planning can result in an area serving a couple different purposes. The above floor plan illustrates the theory of dual-use space. The activities area opening to the kitchen provides an area for the children to romp in full view of the housewife while she performs her kitchen duties. At meal time, when informality is preferred, the snack bar is perfect. When the whole family wishes to sit down together, the activities area becomes the dining room. The large exposed basement takes care of those big family reunions and neighborhood parties. The summer kitchen is an idea you might keep in mind for future basement development.

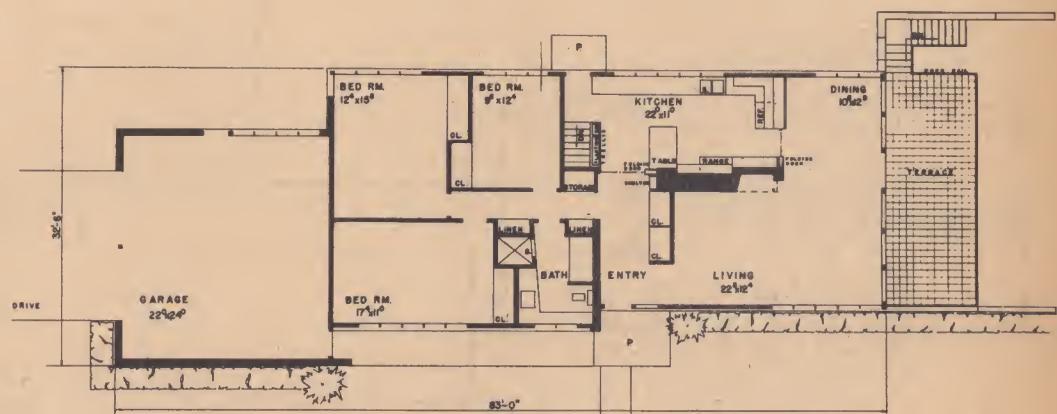




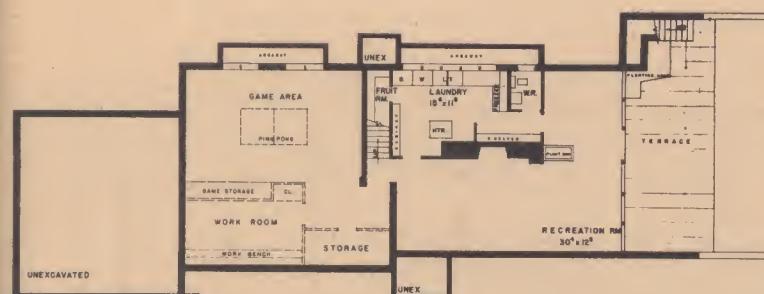
*Convenient Living*

## DESIGN S 320

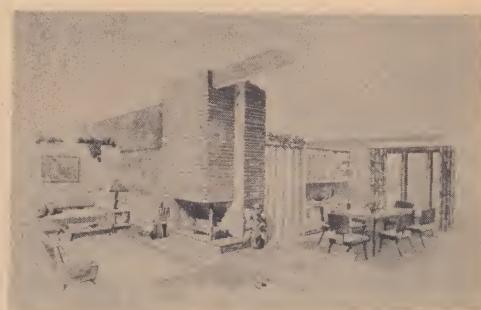
28,629 CU. FT.



MAIN LEVEL—1,671 SQ. FT.



LOWER LEVEL—1,671 SQ. FT.

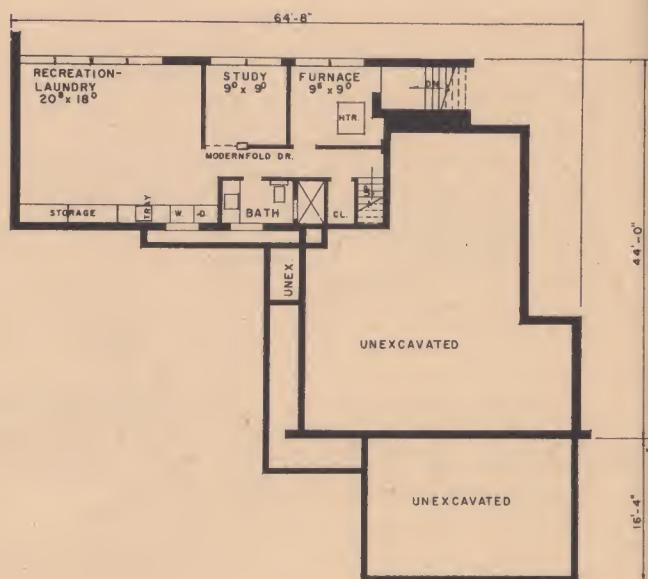
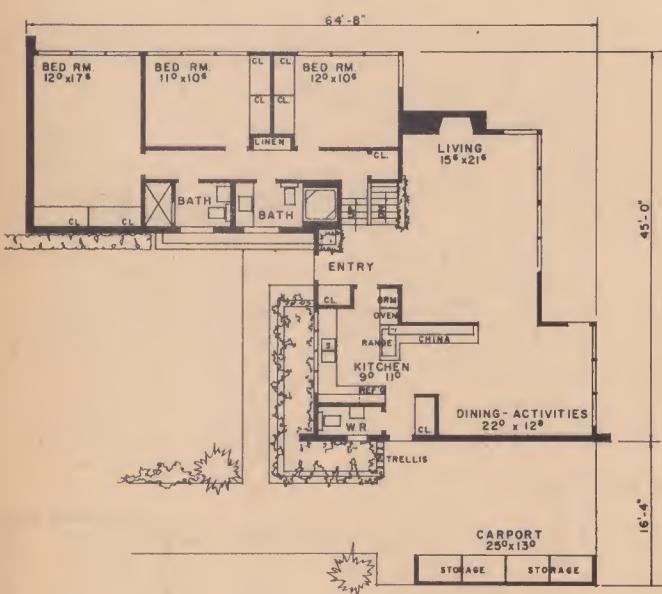


LIVING—DINING AREA

The three bedrooms, the delightfully airy living-dining area, and the well planned kitchen ably take care of the normal daily activities. The basement level is where family living gets a real chance to express itself. Imagine your family and friends enjoying themselves simultaneously on the terrace, in the recreation room, and in the game area, while you enjoy yourself in the suggested work room.



STREET VIEW



MAIN LEVEL—935 SQ. FT.  
UPPER LEVEL—901 SQ. FT.



REAR VIEW

*Convenient Living*

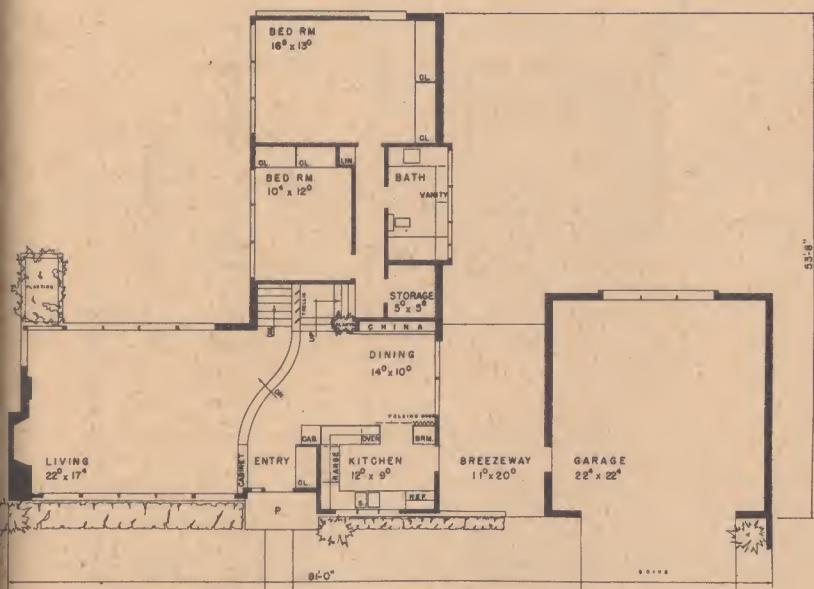
## DESIGN S 395

25,848 CU. FT.

In this highly organized plan, living, sleeping and recreational activities are again carefully separated on three different levels. The three bedrooms are off in a wing by themselves. Living, dining and cooking facilities are on the main level and below them, a combined laundry and recreation plus a study. Note the arrangement of baths in the sleeping wing, the extra washroom off the kitchen and still another bathroom on the lower level. Generous storage space is provided throughout and even in the carport which is fitted with cabinets for garden tools. A truly distinctive design both inside and out.



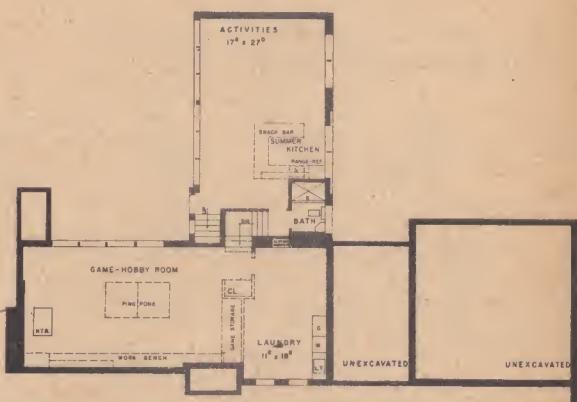
STREET VIEW



*Convenient Living*

## DESIGN S 359

39,927 CU. FT.



REAR VIEW

This multi-level home adapts itself ideally to a sloping lot. Who would have thought that a home could have a front exterior so totally different from the rear exterior? It may not sound wise but it most certainly is if one is to exploit his lot to the fullest. What could be more pleasing than the privacy afforded to the bedroooms of the upper level? Observe the traffic circulation. One can go from one room to any other without going through a third. The features (dotted lines) of the lower level are practical suggestions for developing this area.

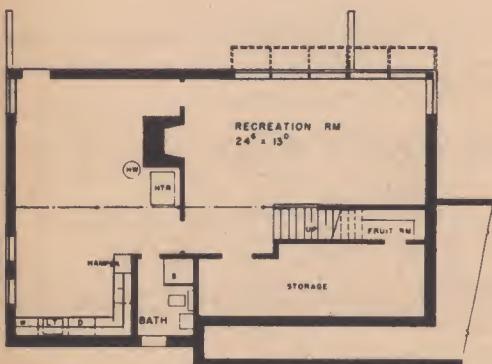
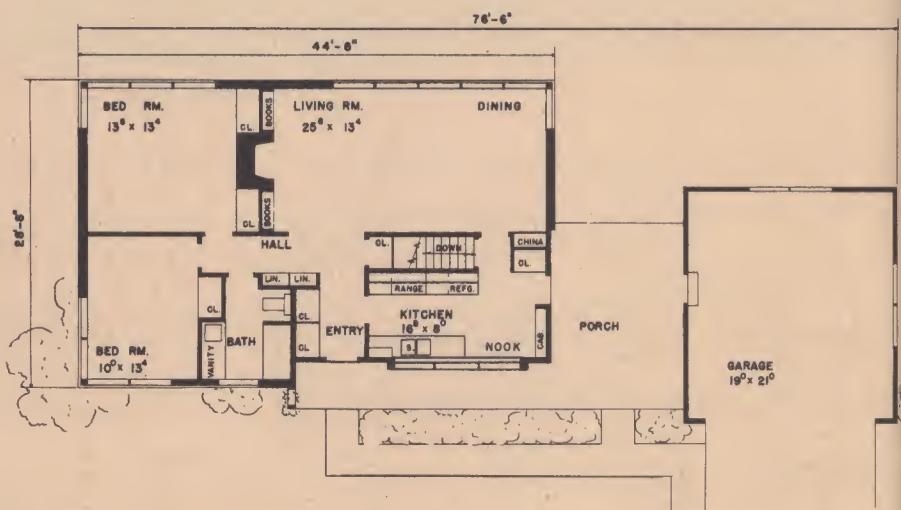


*richard b. pollman  
Designer*

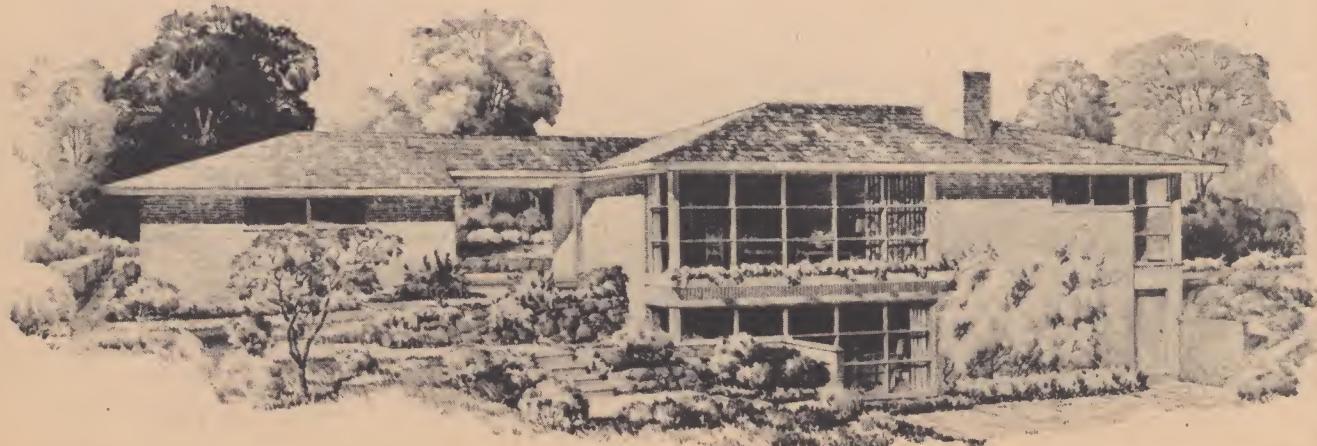
STREET VIEW

*Convenient Living*

**DESIGN S 299**  
1,219 SQ. FT., 23,187 CU. FT.

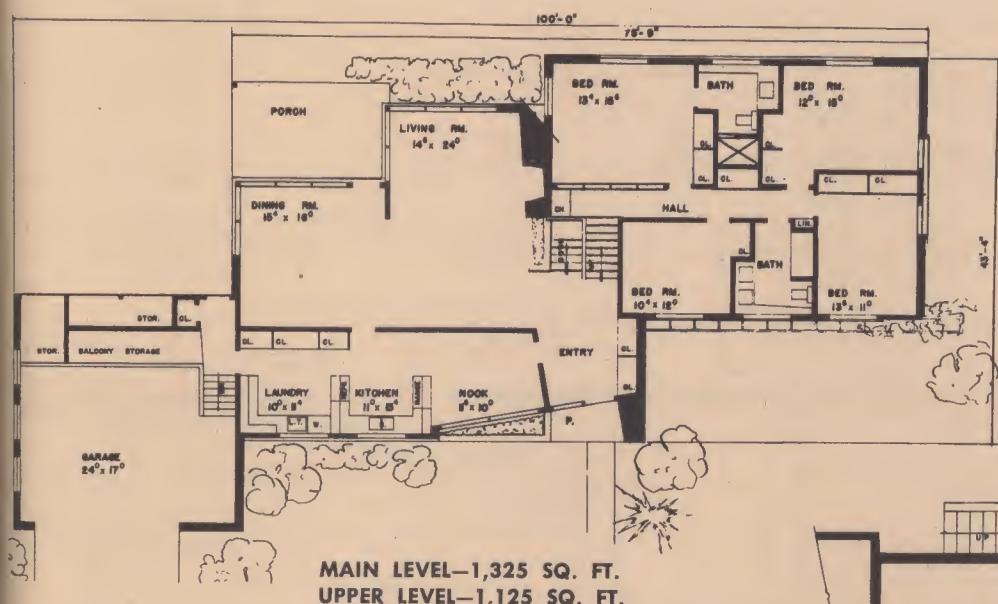


*Convenient Living* does not result from the inclusion of a couple outstanding features. It comes about by the integration of many in a simple, straightforward manner. Think about the contribution the following features make to livability: excellent traffic circulation; double closets in entry and master bedroom; efficient kitchen and pleasant nook; built-in vanity, bookshelves, linen closets and china; and a dry, well lighted, exposed lower level. If extra sleeping area were desired, the lower level could be developed quite easily. The covered porch is ideal for future expansion of the livable floor area when necessary.





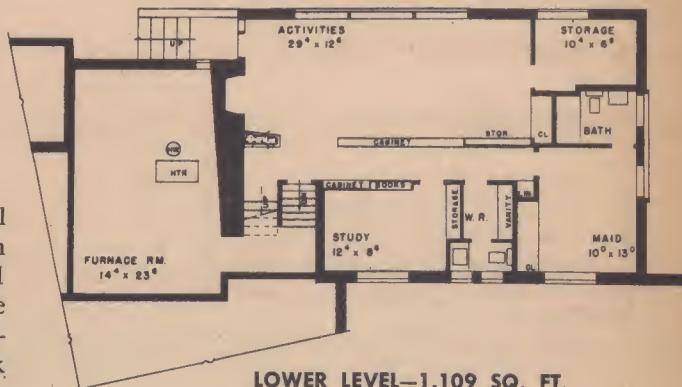
STREET VIEW



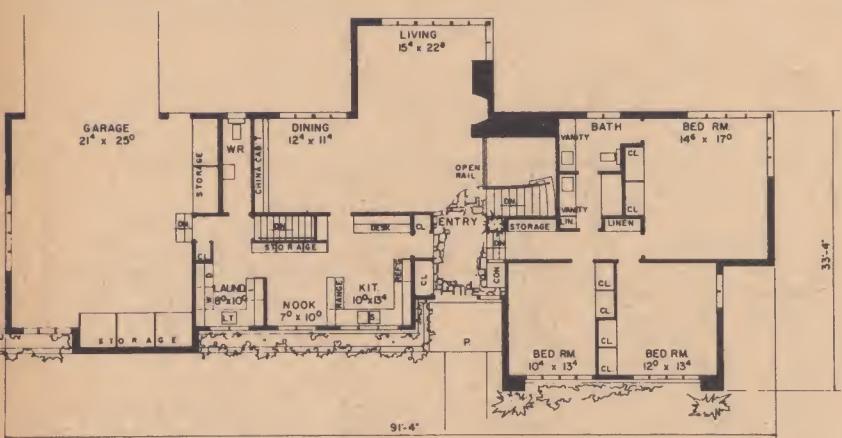
*Convenient Living*

## DESIGN S 294

48,360 CU. FT.



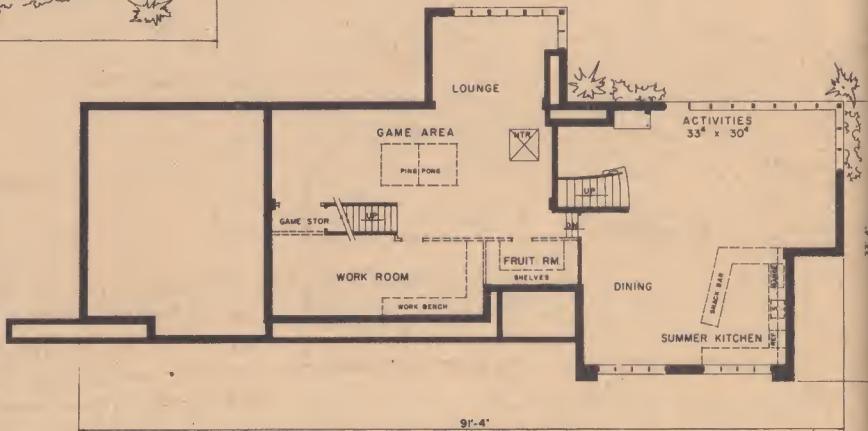
GARDEN VIEW



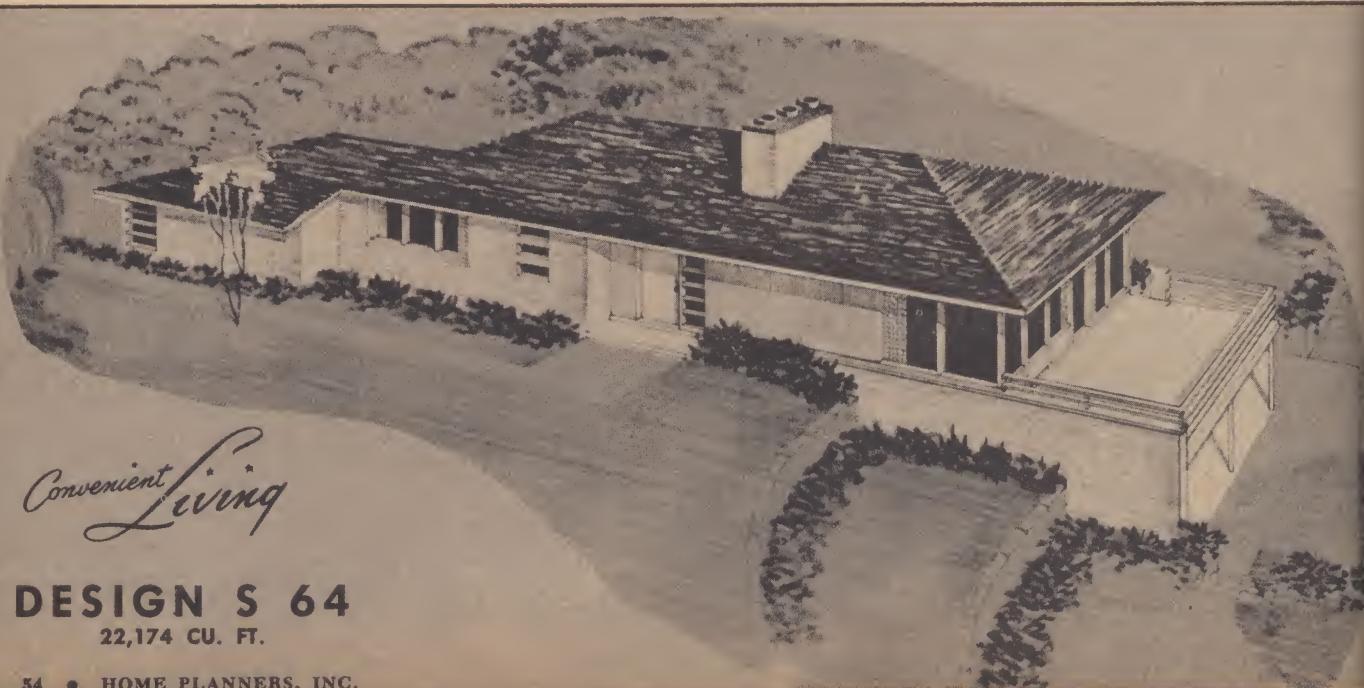
*Convenient Living*

## DESIGN S 449

2,065 SQ. FT., 20,430 CU. FT.



A visitor walking through the front door is struck by the beauty of the masonry fireplace wall. Looking over the railing from the living room, the visitor observes the cheery activities room of the lower level. The sleeping area is three steps up from the front entry. Note the ample storage areas and double vanity of the bath. That is a built-in console in the entry for placing hats, gloves and scarves. The lower level shows suggestions for future development.



*Convenient Living*

## DESIGN S 64

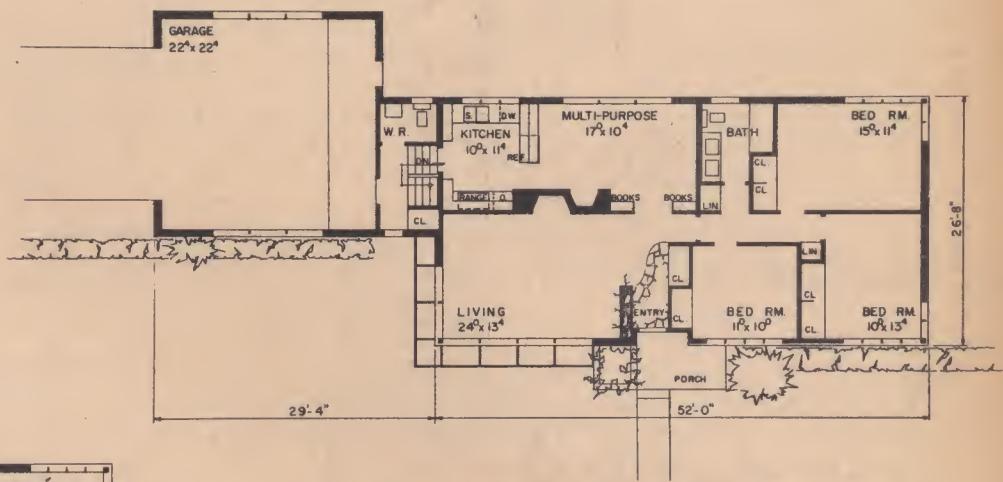
22,174 CU. FT.



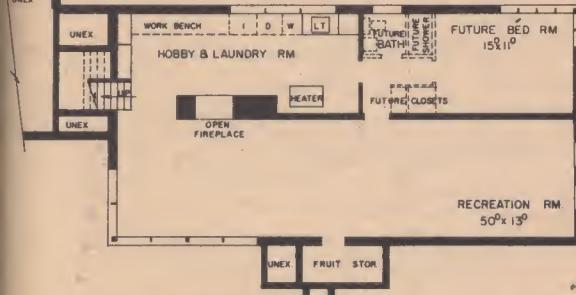
# *Convenient Living*

# **DESIGN S 494**

**25,957 CU. FT.**

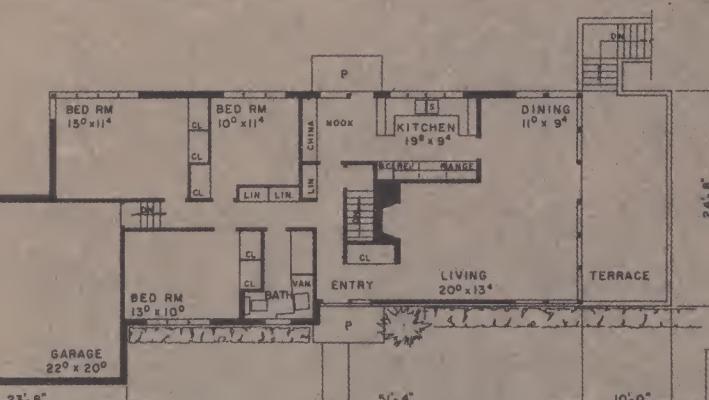


**FIRST FLOOR PLAN—1,465 SQ. FT.**



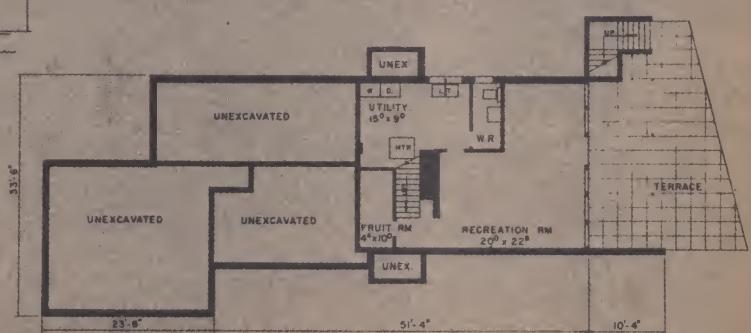
**LOWER LEVEL—1,435 SQ. FT.**

With big families as popular as they are today, you will enjoy the delightful living, provided by this home. Bedrooms have plenty of closets, and there is an extra washroom adjacent to the kitchen and garage. Let the family enjoy TV or ping-pong in the multi-purpose room with its own fireplace and spare the fine furniture in the living room. Should your family keep growing, you can have another bedroom in the basement.

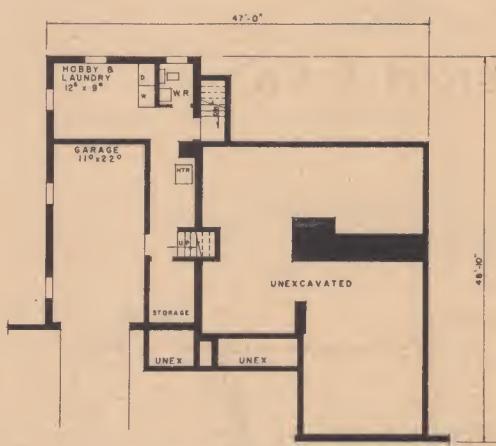
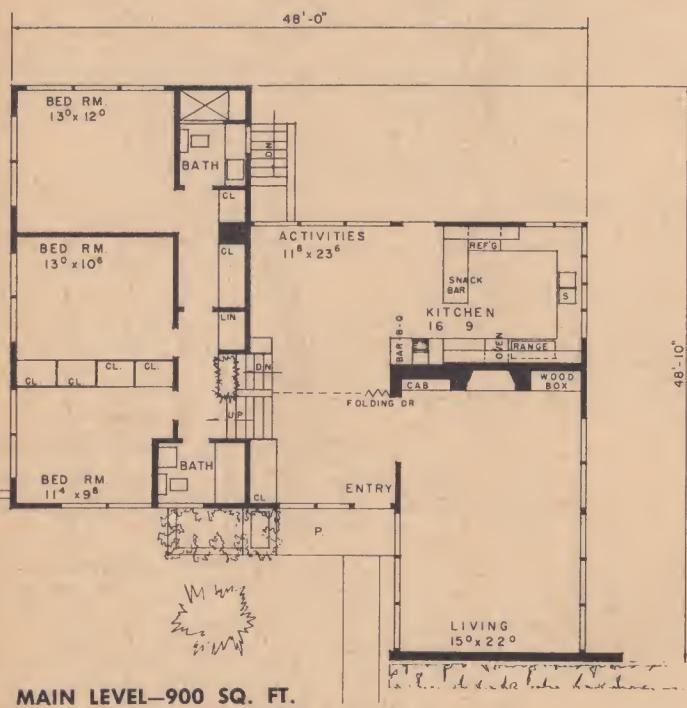


**FIRST FLOOR PLAN—1,448 SQ. FT.**

**LOWER LEVEL—787 SQ. FT.**



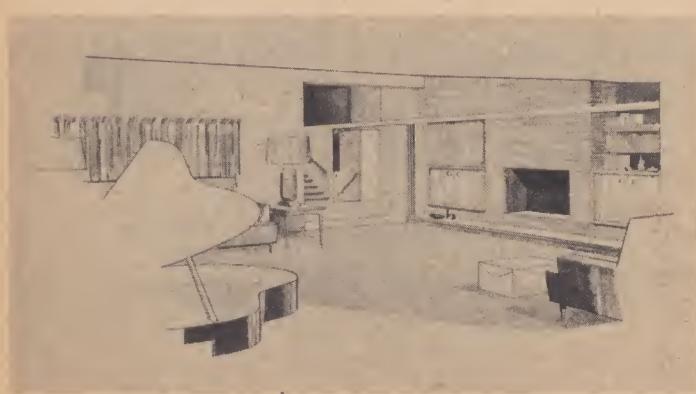
Your home is your domain and when situated on high ground, it can be positively captivating. The creative talent of Richard B. Pollman has provided exceptionally pleasant living, both inside and out. Imagine the fun to be had on the terraces and in the cheerful recreation room.



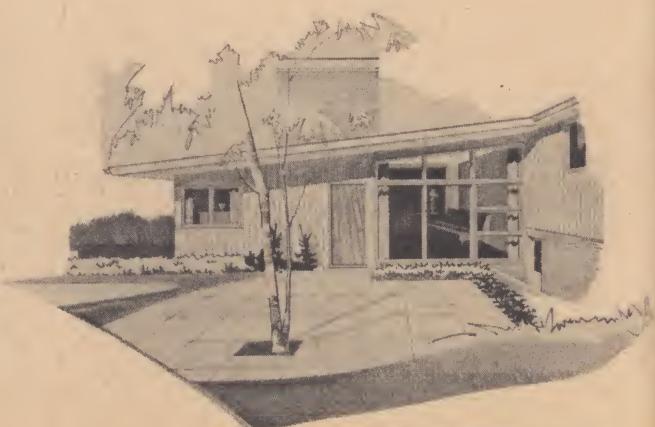
*Convenient Living*

**DESIGN S 358**  
19,000 CU. FT.

Contemporary design at its best. The sloping roof, the wide overhang, the high windows, and the dramatic glass arrangement around the front door make this design truly outstanding. The vertical siding contrasts pleasingly with the brick. The activities area with its barbecue and the living room with its attractive fireplace wall provide plenty of sheer enjoyment. Observe the convenient layout of the kitchen. Note the two baths, one with a stall shower, of the sleeping level.



LIVING ROOM

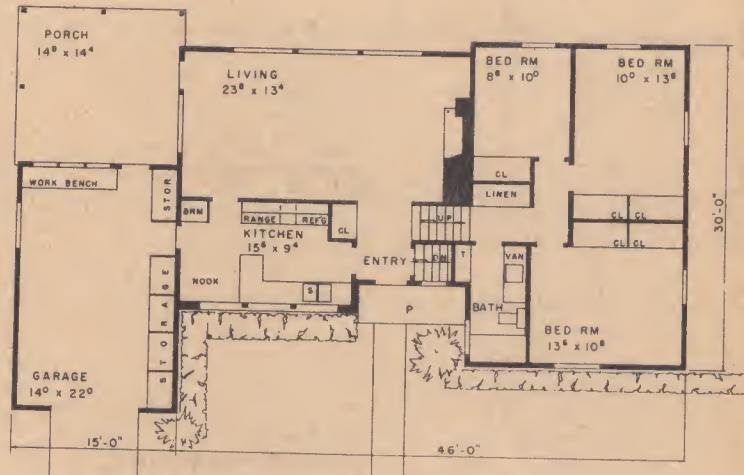
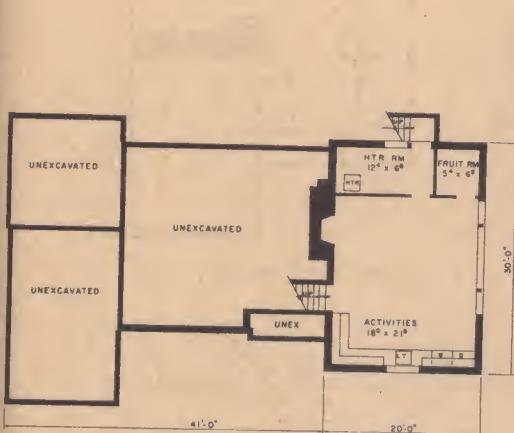


REAR TERRACE

*Convenient Living*

## DESIGN S 364

18,473 CU. FT.



In this colonial adaptation of the split level home, hand split fieldstone and white clapboards are used for a pleasing exterior effect. The lower level activities room is a real center of family living, and is well planned for many uses. Twelve storage wall closets and built-in kitchen and laundry cabinets are evidence of organized storage. Note the strategic location in the entry of the stairs to upper and lower levels. The living room has plenty of wall space and a minimum of cross-room traffic.



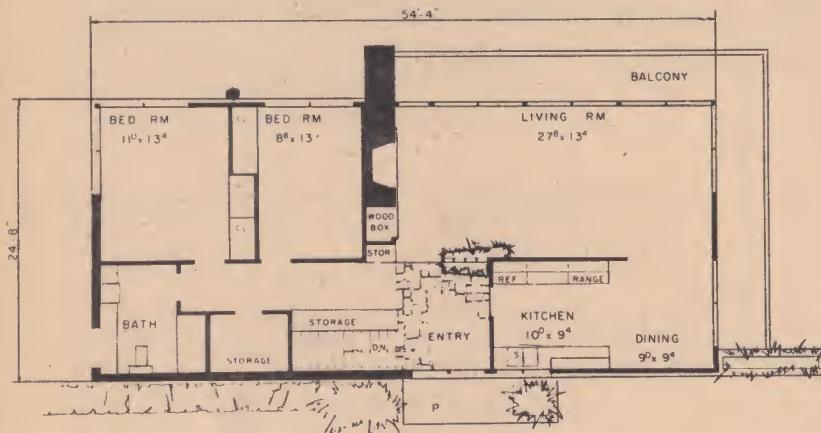
GARAGE STORAGE



ACTIVITIES ROOM



TERRACE VIEW



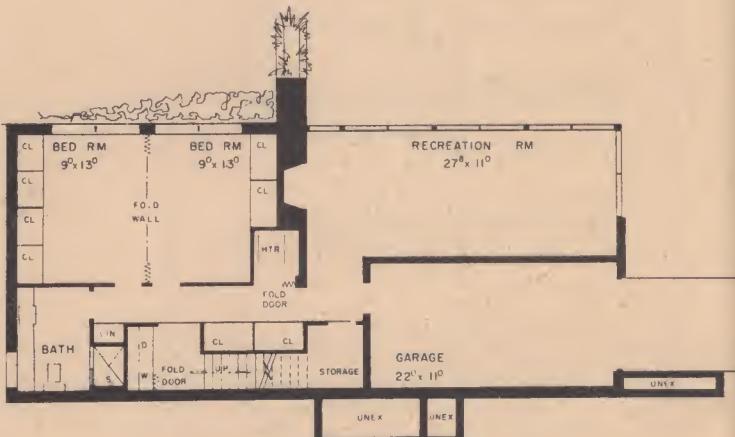
FIRST FLOOR PLAN—1,339 SQ. FT.

That sloping lot can be an outstanding asset. If your site drops toward the rear consider this design with its strikingly simple front exterior and its interesting glass panelled rear exterior. Built on a north front lot the rear would have a southern exposure. The living areas of both levels would have cheerful natural light the year around. The high summer sun is shielded by the wide overhangs, while the low winter sun adds warmth to the interior. The exposed basement level contributes so much livability that one might look upon it as fulfilling the needs of a two-story design.

*Convenient Living*

## DESIGN S 624

22,660 CU. FT.



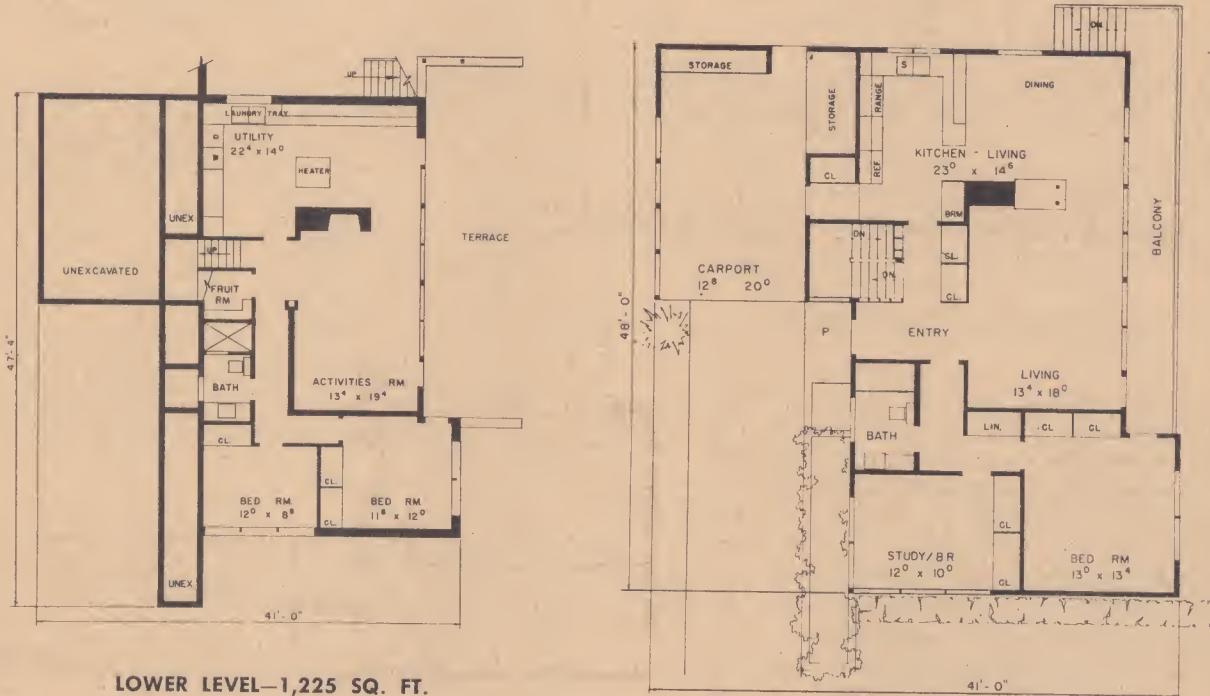
LOWER LEVEL FLOOR PLAN—1,063 SQ. FT.



STREET VIEW

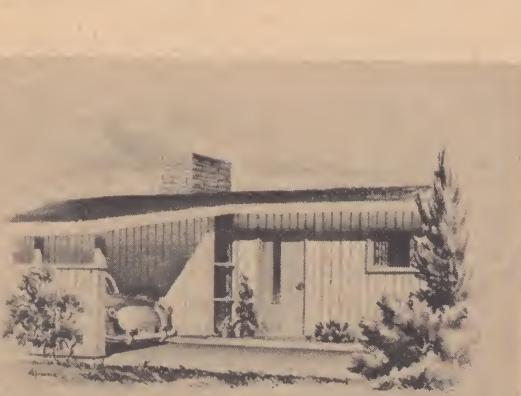


TERRACE VIEW



LOWER LEVEL—1,225 SQ. FT.

MAIN LEVEL—1,271 SQ. FT.



PARTIAL FRONT VIEW

*Convenient Living*

## DESIGN S 396

23,148 CU. FT.

Here again is a design that enables you to double your living space on the sunny side of the house. The unusual, but practical and charming character of this design points out the necessity of careful study of the nature of the building site. This is important because site conditions can have a profound influence on design and the resulting livability. That is a three-way fireplace separating the living and dining areas.



This deluxe multi-level home will most assuredly provide its proud owners with many years of easy, satisfying living. A fireplace has a fascination for young and old alike. This home has two! While the adults are spending a cozy evening relaxing before the panelled fireplace wall of the living room, the teenagers can have their own fun in the sizeable lower level study before the masonry fireplace wall with its raised hearth. Access to the outdoors from the study allows the young folks to come and go without disturbing the occupants of the main level. The two baths and the storage areas of the sleeping level will solve many problems.

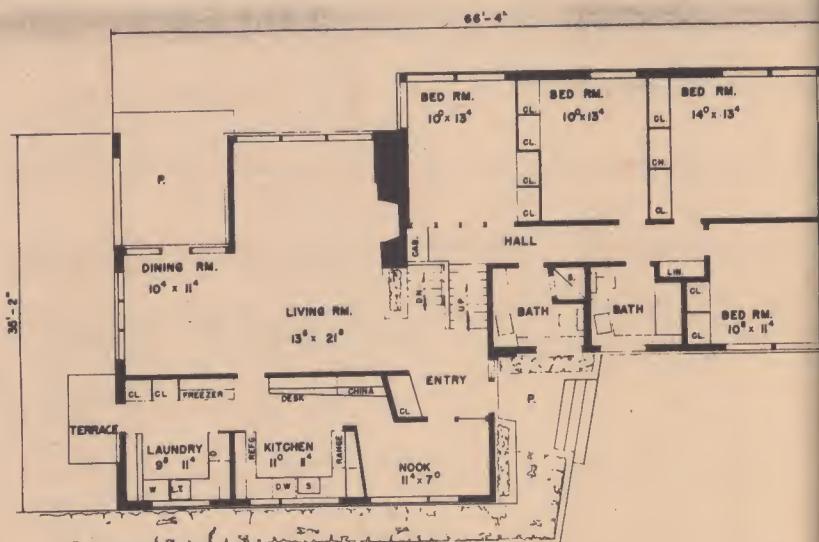


LIVING ROOM—MAIN LEVEL

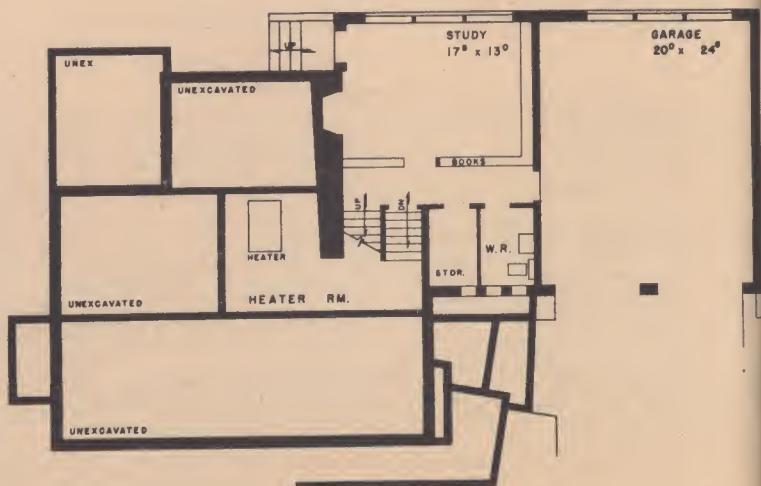


STUDY—LOWER LEVEL

*Convenient Living*  
**DESIGN S 300**  
34,564 CU. FT.



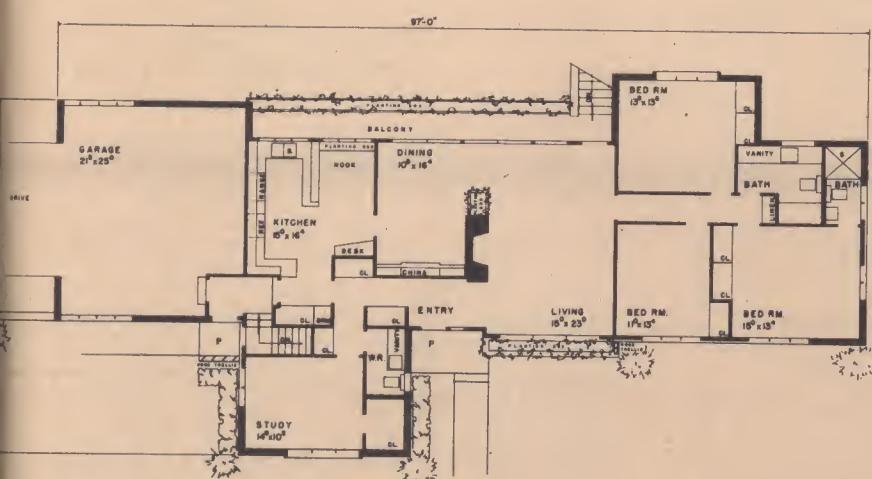
MAIN LEVEL—1,005 SQ. FT.  
UPPER LEVEL—1,003 SQ. FT.



LOWER LEVEL—643 SQ. FT.

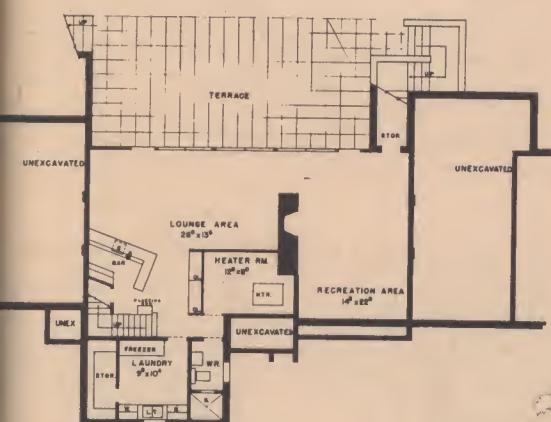


STREET VIEW



FIRST FLOOR PLAN—2,246 SQ. FT.

The country surrounding the hillside lot usually has scenery worth viewing. The living area of this design is planned from front to rear for that extra enjoyment. The parents of youngsters above the toddling age will appreciate some of the refinements of this design, for it provides ample space for family activities, group entertaining for both children and parents, and also privacy for individual members. Two baths in the sleeping area practically eliminate traffic jams. The study, off by itself (with adjacent washroom), can serve as a retreat or guest room.



LOWER LEVEL FLOOR PLAN—1,388 SQ. FT.

Whatever the season, the lower level functioning with the terrace is certain to play host to many memorable get-togethers. Noteworthy on the lower level is the laundry with its large storage closet and the wash room with its stall shower.

*Convenient Living*  
**DESIGN S 117**  
34,412 CU. FT.

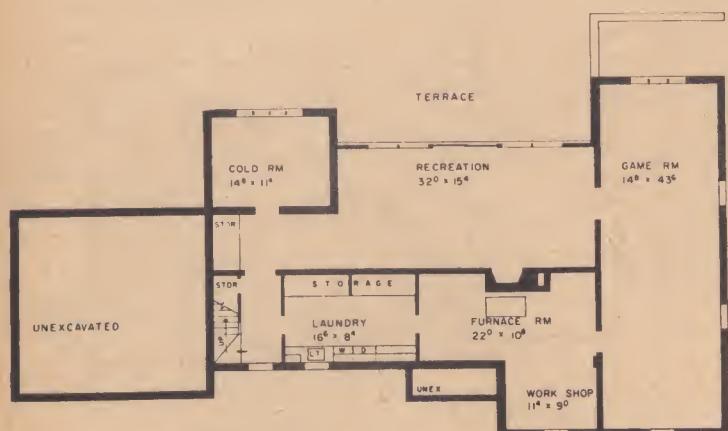
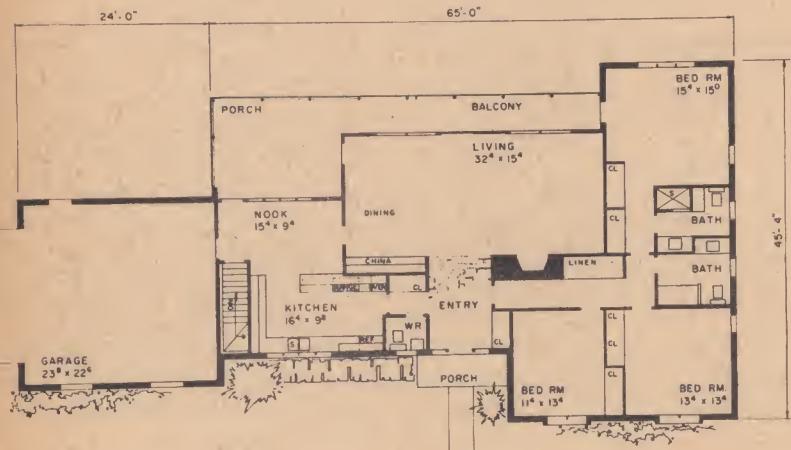


TERRACE VIEW

There is something about a balcony and porch overlooking a terrace that stirs one's imagination. This type of arrangement provides both levels with an outdoor area of relaxation. If your building site overlooks a body of water or the rolling countryside, give this home particular consideration.



TERRACE VIEW



*Convenient Living*

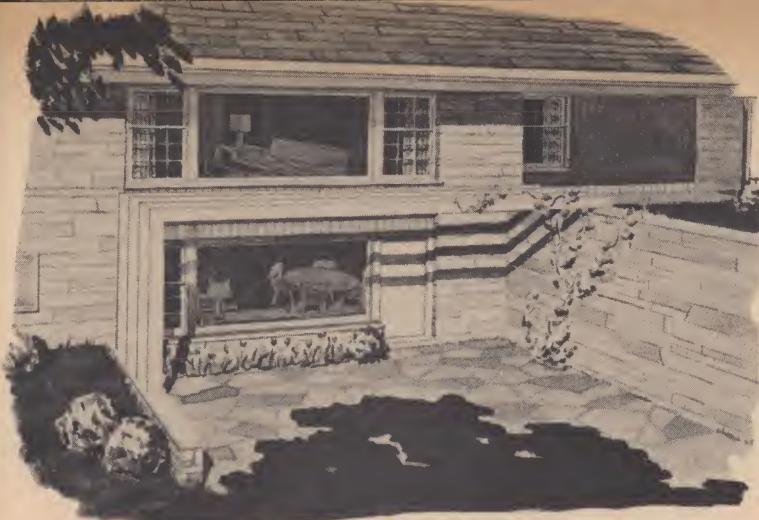
## DESIGN S 664

2,092 SQ. FT., 26,030 CU. FT.

This attractive home with its varied texture of fieldstone and brick is particularly inviting. The projections of the sleeping area and garage provide added interest. Behind this facade is a floor plan that incorporates all of the "extras" you've been looking for. The exposed basement is complete to a work shop and cold room. In addition to a large recreation room, there is a game room for the location of a shuffle board and ping-pong table. Of course, if your budget does not permit the development of the basement level right off, you could postpone it. In the meantime, you'll be delighted with the convenient living features the first floor has to offer.

STREET VIEW





TERRACE VIEW

*Convenient Living*

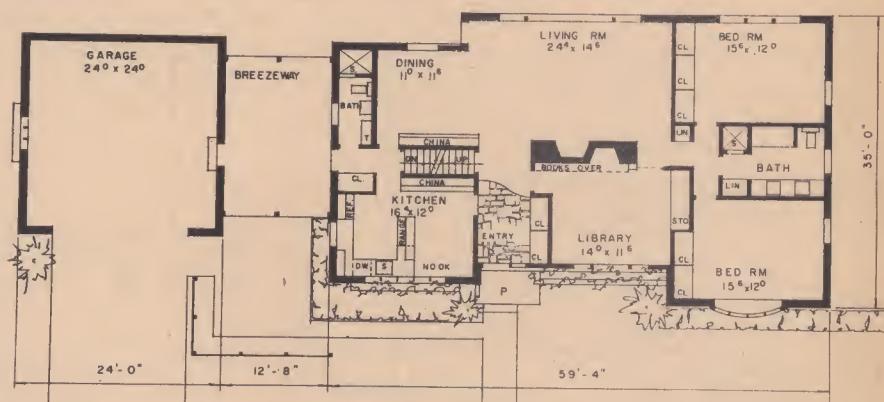
## DESIGN S 394

39,527 CU. FT.

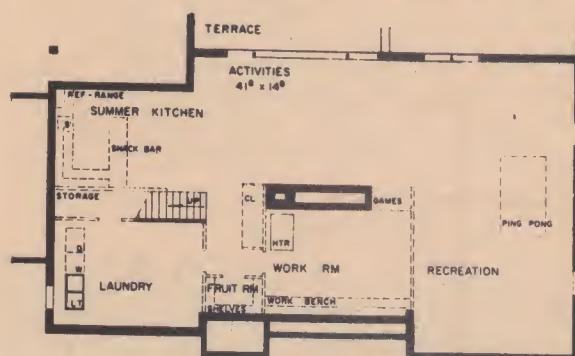
Quaint isn't it? This snug home is ideal for a small family or one in which the children are grown up. A simple open plan such as this makes a lot of sense. Except for the front hall wardrobe closets, there are no partitions to break up the living space which flows around the double fireplace from library to living room and dining area. This openness also creates the illusion of spaciousness, a feeling desirable in any plan. If your lot is not wide enough to include the garage and breezeway, the exterior would be no less picturesque. Although plans call for quarried stone exterior, if it is not readily available in your area, brick veneer may be substituted. The plan also calls for a large attic with 6' headroom.

You'll never regret opening up that basement with a large picture window. The additional livable area that results will give you a chance to do your own floor planning. The lower level floor plan below suggests a possible layout.

FIRST FLOOR PLAN—1,878 SQ. FT.



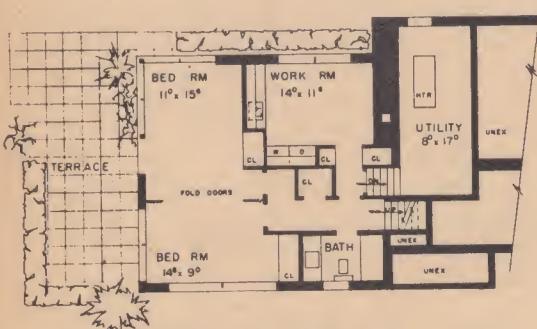
LOWER LEVEL—809 SQ. FT.



STREET VIEW



What could be more desirable for the growing family than this tri-level home with five bedrooms and two full baths? Plans by Palmquist & Wright, Architects, show all necessary elevations, including the built-in vanity in the master bath, the china in the living-dining area, the fireplace wall and the kitchen. Study that lower level carefully.

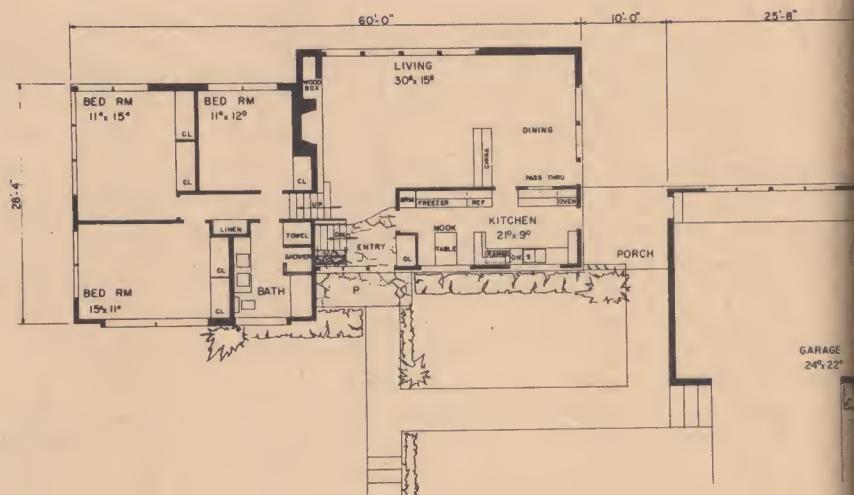


LOWER LEVEL—755 SQ. FT.

*Convenient Living*

## DESIGN S 491

22,188 CU. FT.



MAIN LEVEL—853 SQ. FT.

UPPER LEVEL—802 SQ. FT.

*Convenient Living*

## DESIGN S 660

23,514 CU. FT.



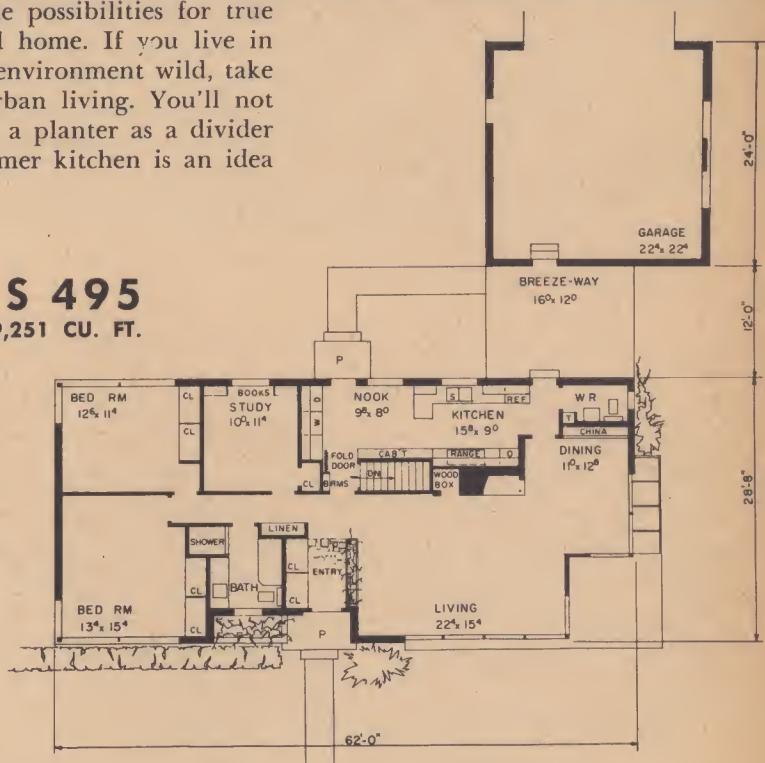
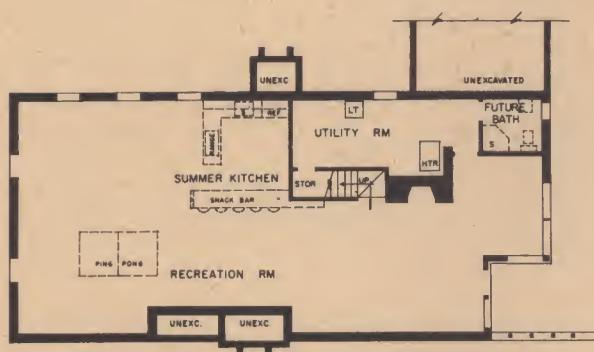


A peculiar site condition need not limit the possibilities for true *Convenient Living* in an attractively designed home. If you live in rock garden country or just like to keep your environment wild, take a tip from the artist's interpretation of suburban living. You'll not regret carrying the theme into the house with a planter as a divider between the entry and living room. The summer kitchen is an idea you might like to carry out at a future date.

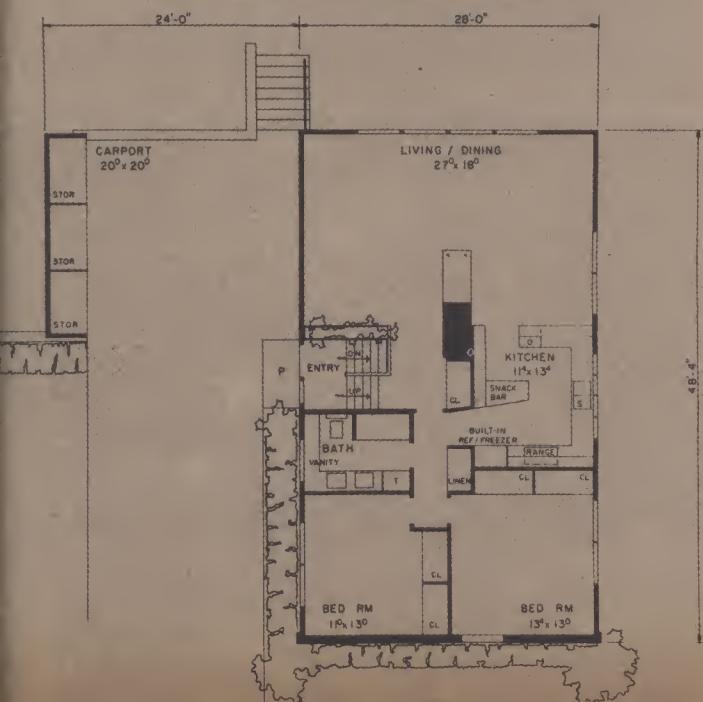
*Convenient Living*

## DESIGN S 495

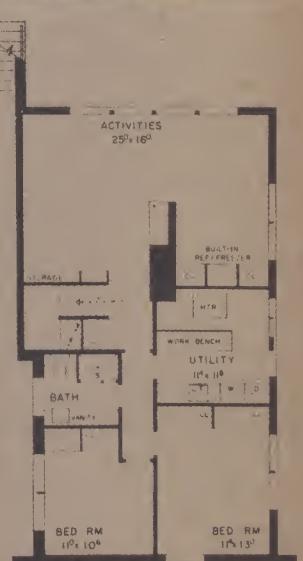
1,669 SQ. FT., 29,251 CU. FT.



UPPER LEVEL FLOOR PLAN—1,352 SQ. FT.



Up a few stairs from the front entry and you find two sizeable bedrooms, a bath with two lavatories, a most efficient kitchen with a built-in refrigerator/freezer and snack bar, and an open living-dining area with a glorious three-way fireplace. Down a few stairs to the lower level you find exceptional livability—a bath, two more bedrooms, an activities area, and a utility room.



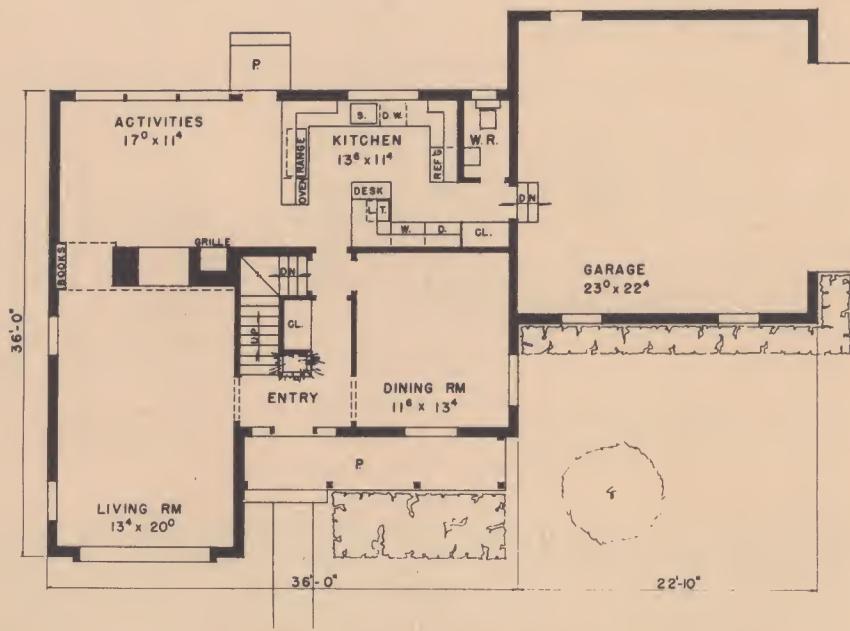
LOWER LEVEL FLOOR PLAN—  
1,192 SQ. FT.



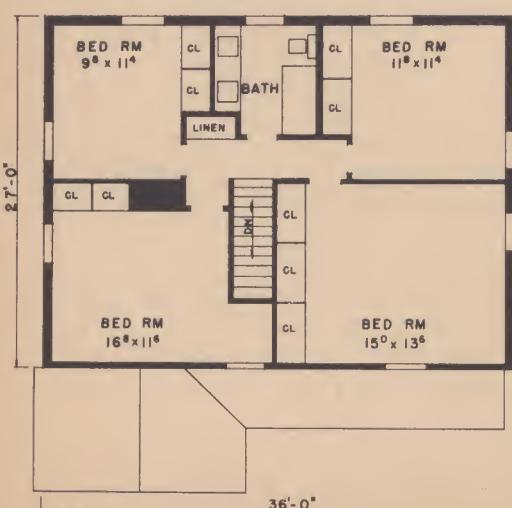
*Convenient Living*

## DESIGN S 115

26,101 CU. FT.



SECOND FLOOR PLAN—962 SQ. FT.



FIRST FLOOR PLAN—1,042 SQ. FT.

A farmhouse colonial—the very embodiment of a good way of life—with a modern interpretation by Richard B. Pollman. A wonderful house for an active family of today. The first floor has a convenient center hall that opens to all areas. There is a large living room; and a gracious separate dining room that could be used as a study. But the practical kitchen, which combines with a laundry, opens on an activities room that means pure fun. Note the grill and two-way fireplace. The large garage provides a lot of space for garden tools and bicycles. Plans by Architects Palmquist and Wright show the upstairs with four bedrooms, a bath and lots of closets. A real family home in the best American tradition.

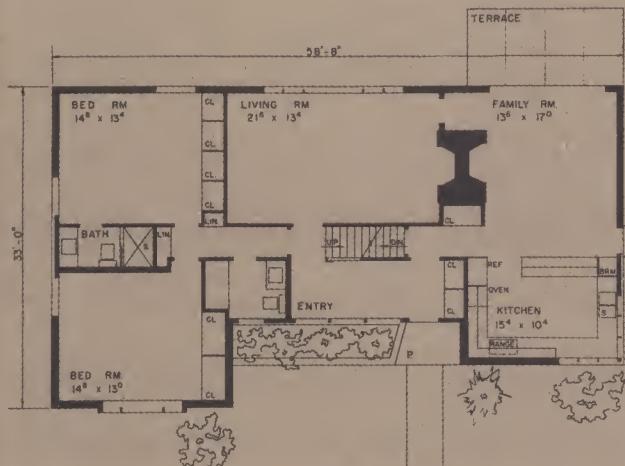


Here rustic charm is preserved. A delightful game room, rum-pus room, TV room, the grille furnishing the finishing touches.

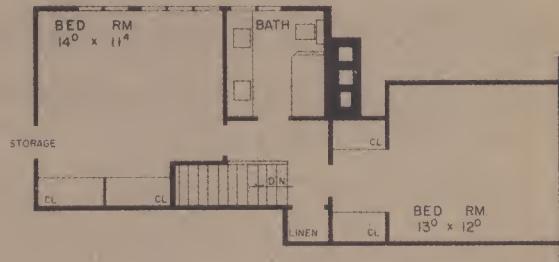
*Convenient Living*

## DESIGN S 802

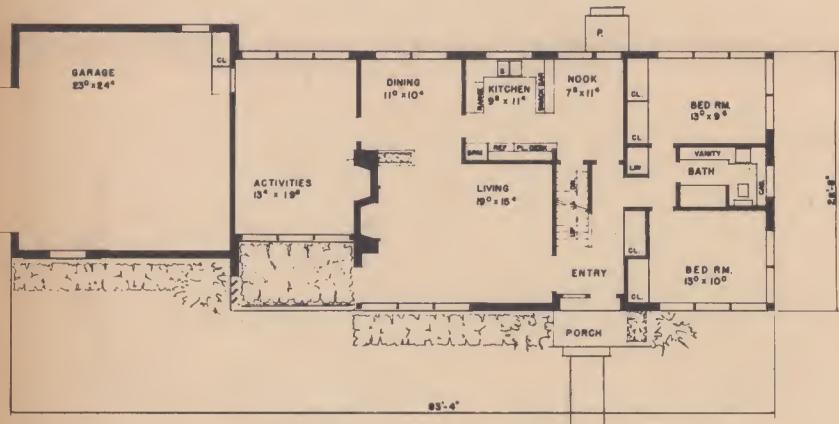
38,508 CU. FT.



SECOND FLOOR PLAN—582 SQ. FT.



One feature that makes a vital contribution to *Convenient Living* is adequate bath facilities. This  $1\frac{1}{2}$  story home with a dormer on the rear has three complete baths, and a work area with no needless cross-room traffic. There is plenty of natural light, counter and cupboard space in this kitchen.



FIRST FLOOR PLAN—1,640 SQ. FT.

*Convenient Living*

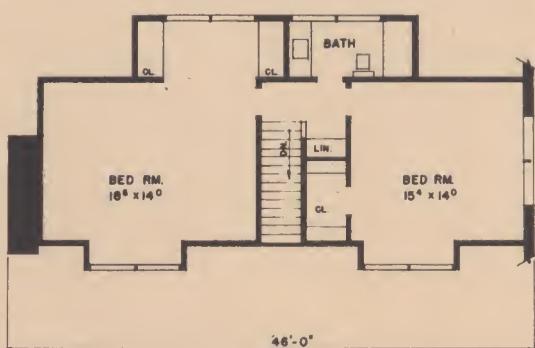
## DESIGN S 37

35,158 CU. FT.

Family Living becomes most enjoyable when its members and friends can have two large rooms with fireplaces. The living room, particularly, is of a size and shape to allow several interesting groupings of furniture. Privacy is assured by good traffic circulation. The second floor plan is especially noteworthy. The two bedrooms with dormers on the front are large. There is also plenty of storage space.



LIVING ROOM

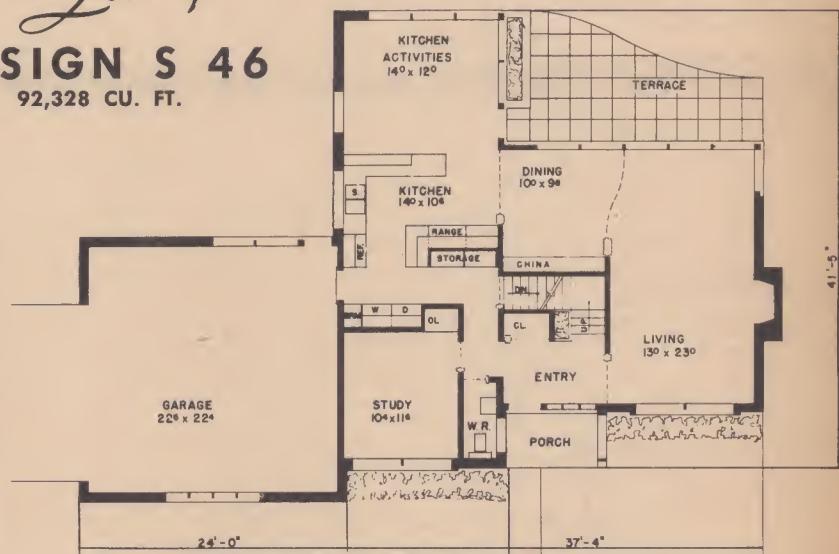


SECOND FLOOR PLAN—824 SQ. FT.

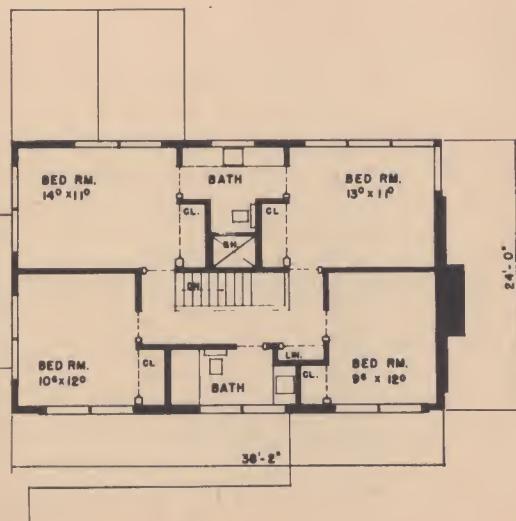


*Convenient Living*  
**DESIGN S 46**  
92,328 CU. FT.

The entertaining of friends is one of life's great pleasures. The kitchen-activities area and the terrace spell out informal get-togethers. The cheerful dining area and large living room cater perfectly to the more formal gatherings. Study the excellent traffic circulation of this plan. The various areas of this house can be conveniently closed off by use of folding doors or walls. Here again we have the laundry on the first floor. Observe the sizeable china closet in the dining area. With two-and-a-half baths, the early morning congestion is reduced to a minimum.



FIRST FLOOR PLAN—1,212 SQ. FT.



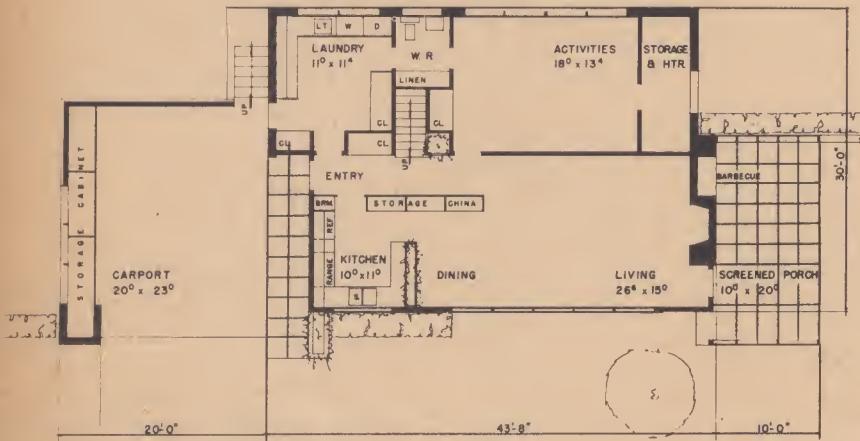
SECOND FLOOR PLAN—824 SQ. FT.



Living, dining and activities area blend into one. Note the folding walls.

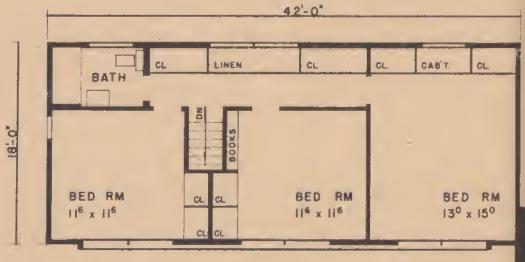


FIRST FLOOR PLAN—1,217 SQ. FT.



Tucking this contemporary story-and-a-half design into the side of a hill preserves its low ranch home appearance. Traffic circulation is excellent. See how the washroom is accessible from both the activities room and laundry. The second floor has exceptional storage facilities with two large closets and linen cabinets in addition to two wardrobes in each bedroom and a built-in cabinet in the master bedroom.

SECOND FLOOR PLAN—756 SQ. FT.



*Convenient Living*

**DESIGN S 69**  
15,721 CU. FT.



BARBECUE-PORCH



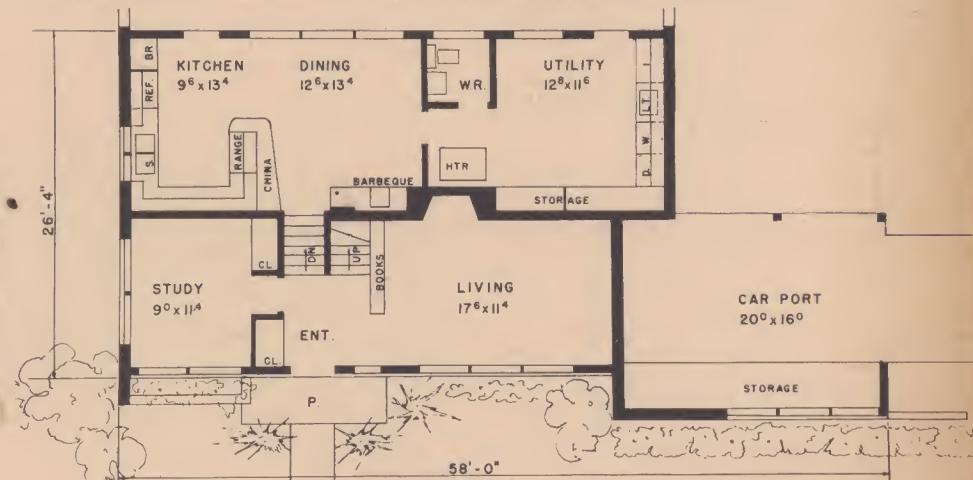
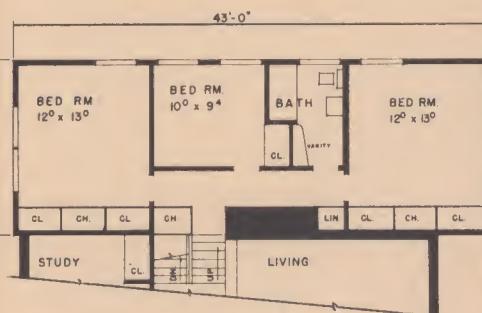
PLANTER AND CHINA-DINING AREA



MAIN LEVEL—456 SQ. FT.

LOWER LEVEL—588 SQ. FT.

UPPER LEVEL—692 SQ. FT.



*Convenient Living*

## DESIGN S 207

18,464 CU. FT.



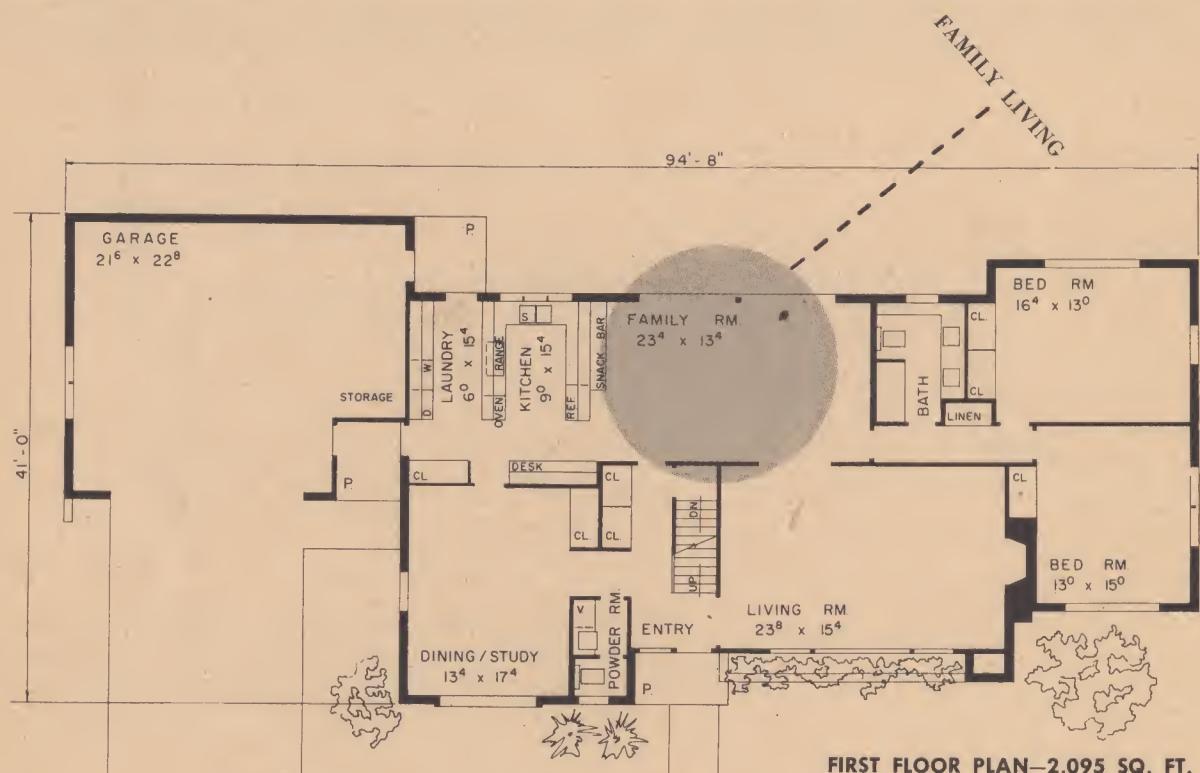
FAMILY LIVING AREA



LIVING ROOM



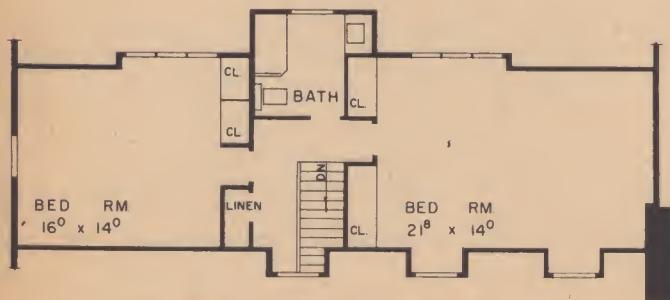
Richard B. Pollman  
Designer



*Convenient Living*

## DESIGN S 803

39,152 CU. FT.

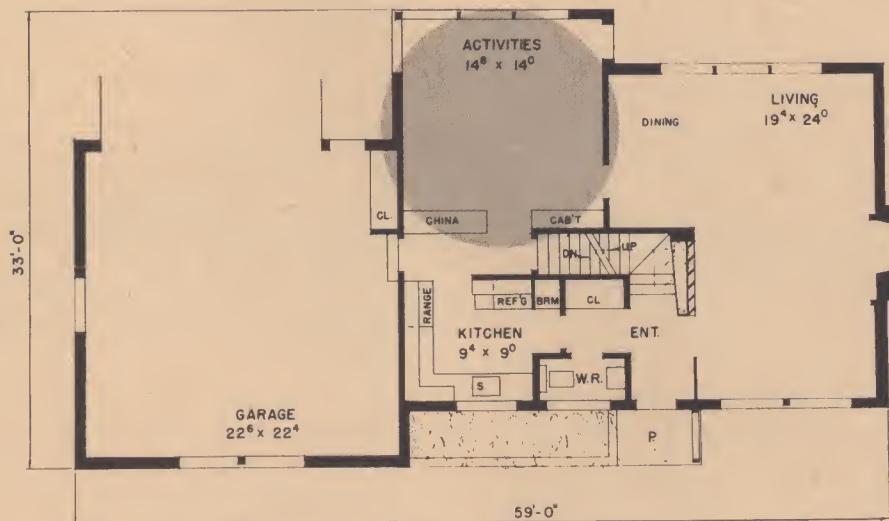


SECOND FLOOR PLAN—847 SQ. FT.

The story-and-a-half home offers a larger amount of livability at less cost per square foot of floor space than does the one-story ranch home. If the inconvenience of climbing stairs is not a factor in your search for a home (and to many it is not) this design could possibly be your "dream home." Should your family be large, the four bedrooms are a feature you'll love. On the other hand, if your family is small, you can forget about finishing the second floor for a while. The living room, family room and dining/study are also large enough so no one will be cramped during the memorable holiday get-togethers. There will be no unnecessary steps taken in the compact, efficient work area.



# FAMILY LIVING



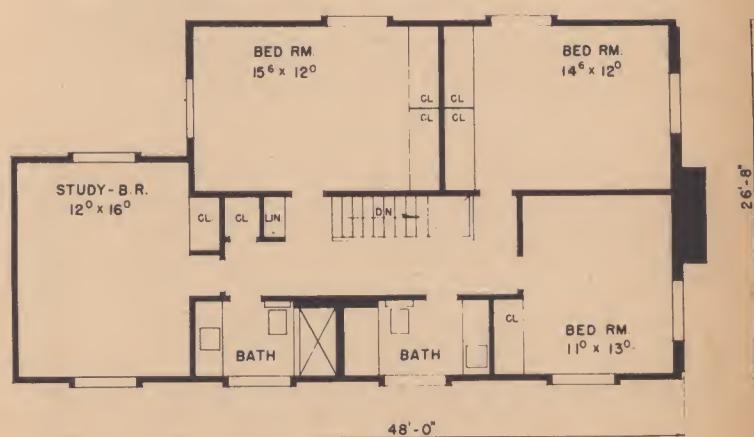
**FIRST FLOOR PLAN—990 SQ. FT.**

# *Convenient Living*

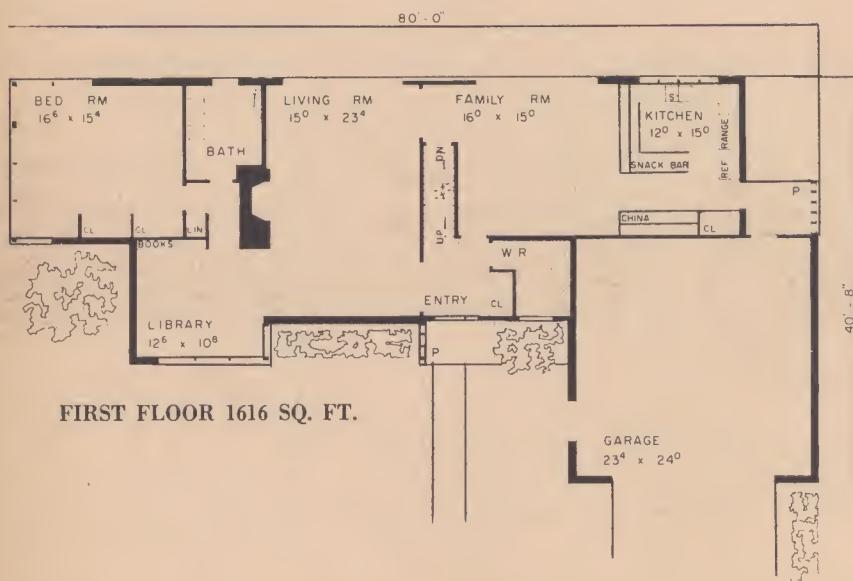
DESIGN S 95

**26,929 CU. FT.**

It is impossible to envision this house without also imagining the shouts and scampering feet of children. For this is a house for a family of active youngsters. It will shelter them tenderly when they are small. It will provide space for teenage interests. It will still be on the job when beaus come calling and young people want a carefree place to dance and entertain. It will be nice for parents, too. The living-dining room may be kept quite separate and there is a quiet study/bedroom upstairs. Two bath-rooms are a boon on hurried mornings.



**SECOND FLOOR PLAN—961 SQ. FT.**



*Convenient Living*

## DESIGN S 805

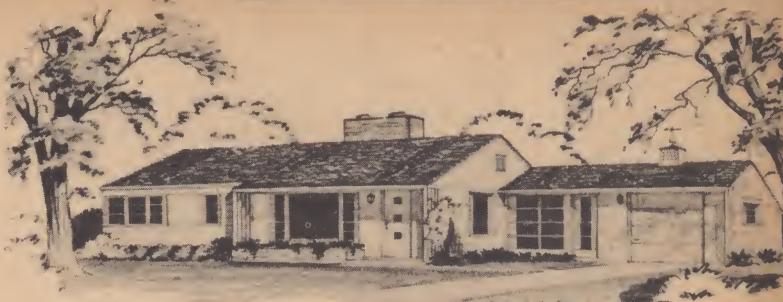
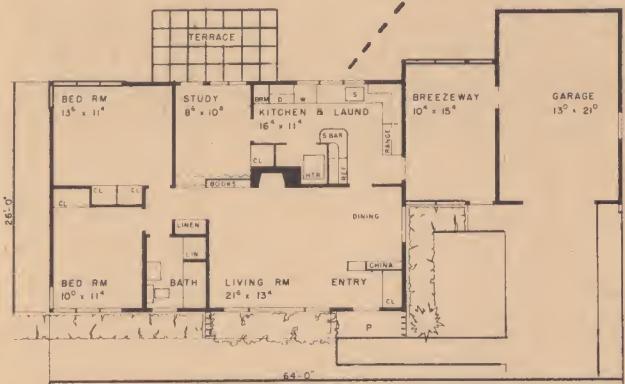
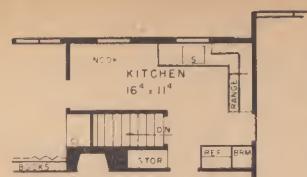
33,738 CU. FT.

The activities of the average family are such that they should have a place to relax together—the living room; a place to relax individually—the study; and a place to have fun in—the family room. As in this attractive home, these areas should be provided with plenty of natural light. The living and family rooms have virtually a glass wall through the use of aluminum sliding glass doors. Because of its irregular shape, a portion of the larger of the upstairs bedrooms can function as a general play area. The high windows of the downstairs bedroom assure privacy from the street and allow for flexible furniture arrangement.



SECOND FLOOR 757 SQ. FT.

Stairway location if built with basement.



## DESIGN S 133

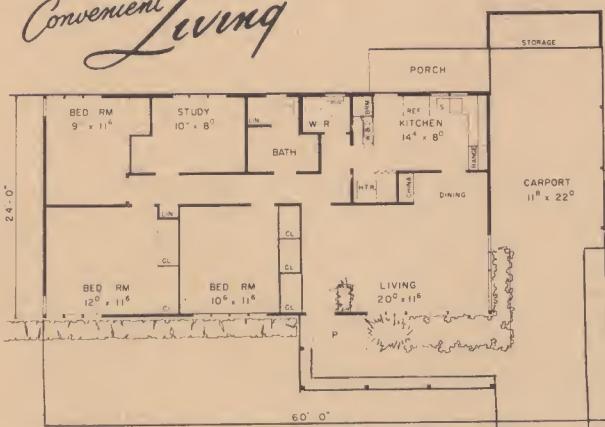
1,040 SQ. FT., 11,480 CU. FT.

*Convenient Living*

A draw drape in the study, a snack bar in the kitchen, a fireplace in the living room and a china in the dining all contribute to a lifetime of enjoyable living. A basement recreation room version of the plan, prepared by Palmquist & Wright, Architects, is included with each set of blueprints.



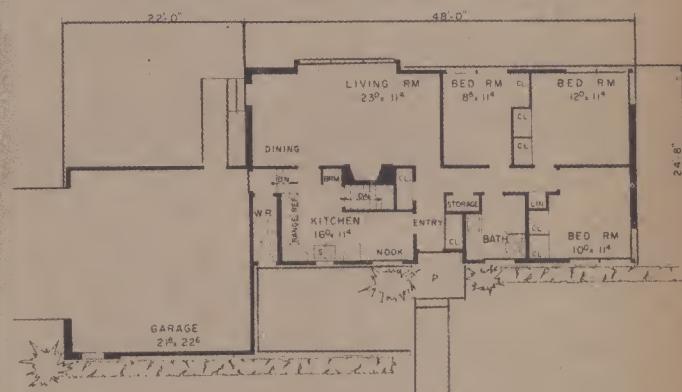
*Convenient Living*



## DESIGN S 419

1,152 SQ. FT., 11,059 CU. FT.

Horizontal lines of the roof overhang and the wood siding emphasize that appealing low slung effect. The extension of the porch roof to the carport assures sheltered access whatever the climate. The convenient location of the washroom in relation to the rear door eliminates through-house traffic.



*Convenient Living*

## DESIGN S 521

1,185 SQ. FT., 20,442 CU. FT.

This long, low modern ranch home has always evoked favorable comment. Little wonder with all that living in 1,178 sq. ft. The center entry means good traffic circulation. The floor-to-ceiling windows allow a sweeping view of the rear yard. Don't miss the extra wash and storage facilities in the entry and hall.



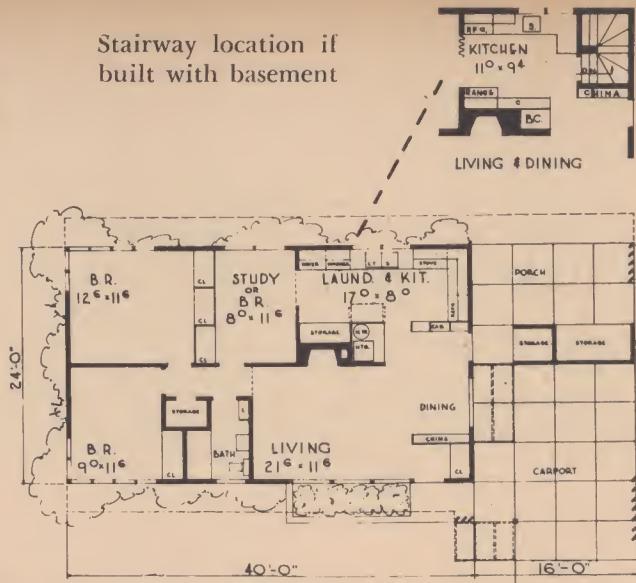
*Convenient Living*

### DESIGN S 139

960 SQ. FT., 9,360 CU. FT.

Who wouldn't go for the interesting arrangement of this design. Its rectangular shape makes it economical to build too. The alternate basement plan is included with the blueprints you order.

Stairway location if built with basement

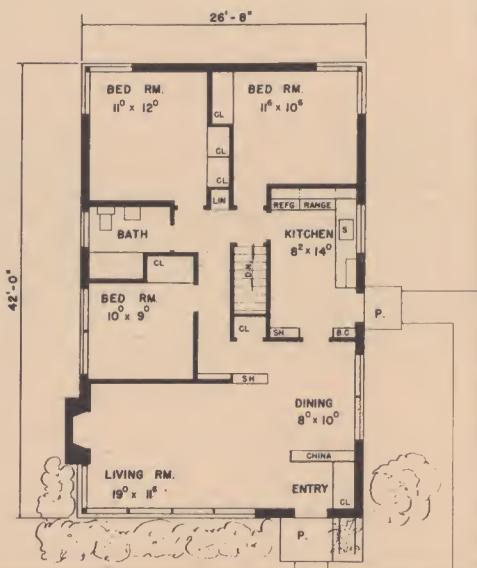


*Convenient Living*

### DESIGN S 274

1,117 SQ. FT., 21,275 CU. FT.

That 40 foot lot remains no problem when it comes to building this design. The hip roof, built-in gutters and panel windows give it that up-to-date look. Notice how the dining area is set apart from the living area without creating a cramped feeling. There's nook space in the kitchen.

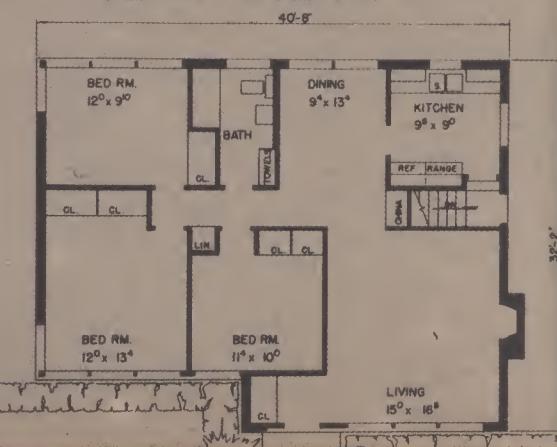


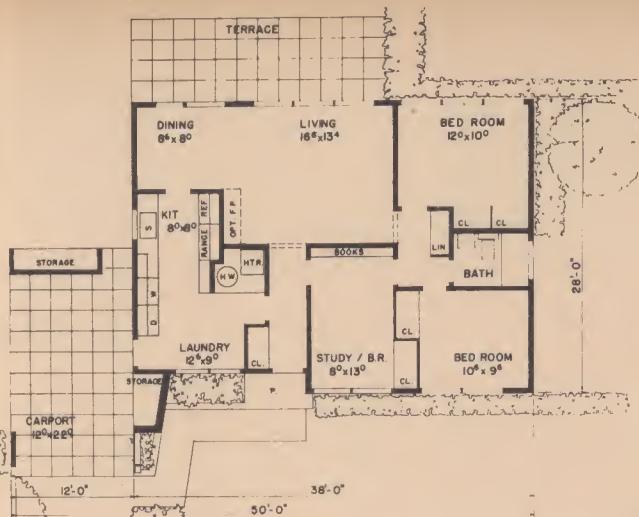
Completely poised with the knowledge of its own competence, this little house stands four-square upon its plot and yields ground to no other. A study of the floor plan will disclose three bedrooms and bath. Many closets. The living room-dining-room-kitchen section is conservative in treatment.

*Convenient Living*

### DESIGN S 301

1,237 SQ. FT., 34,213 CU. FT.





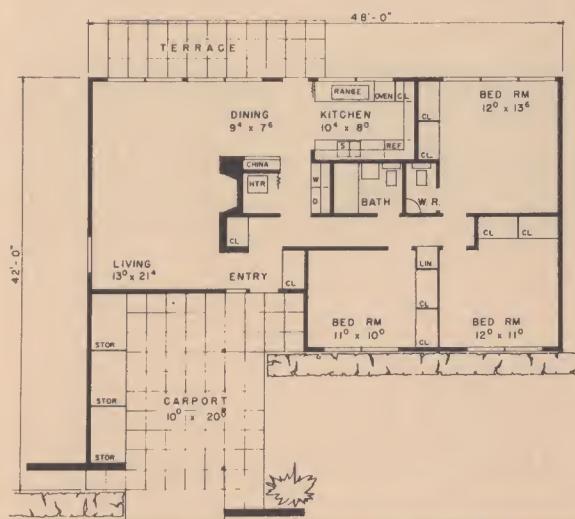
## DESIGN S 249

1,032 SQ. FT., 10,485 CU. FT.

*Convenient Living*

This low slung frame and stone home packs a lot of living for its size. Notice how you can by-pass the study when it is in use; and how the kitchen-laundry leaves plenty of room for eating or baby's play. Large windows overlook the terrace. For variation of this design see S 762 on page 18.

*Convenient Living*



## DESIGN S 432

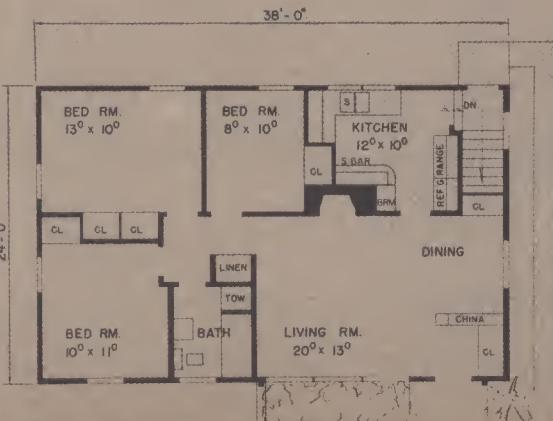
1,212 SQ. FT., 12,120 CU. FT.

Plumbing costs can often be prohibitive in a small home. Here is another Pollman design which shows how good planning can result in lower construction costs. Observe the plumbing of the kitchen, the washroom, the bath and the heater room in relation to one another.

*Convenient Living*

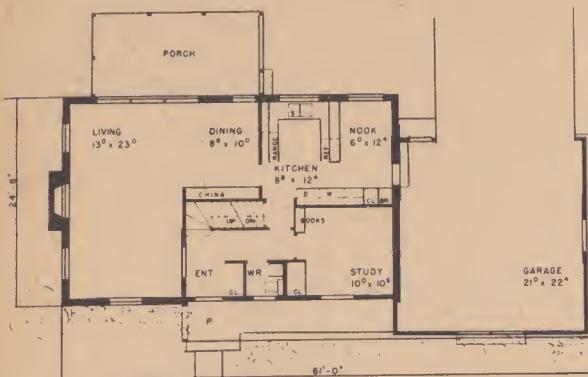
## DESIGN S 222

912 SQ. FT., 16,872 CU. FT.



Here's evidence that an economical-to-build rectangular shaped home does not have to look like a box. The trellis work and the planting boxes, together with the expansive living room windows, create freshness of character.

In addition to four bedrooms and two baths, this fieldstone, brick and wood home has a stairway, study and washroom easily accessible from all entrances. Having the laundry on the first floor for convenience also leaves more of the basement free for other things.



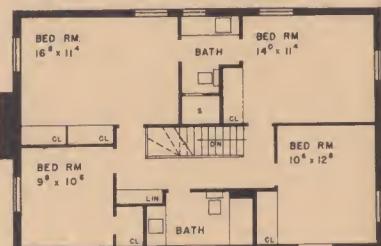
FIRST FLOOR PLAN—959 SQ. FT.



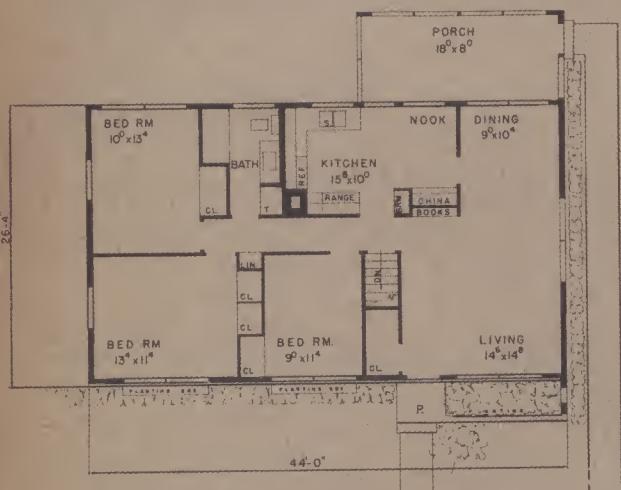
*Convenient Living*

## DESIGN S 235

25,972 CU. FT.



SECOND FLOOR PLAN—991 SQ. FT.

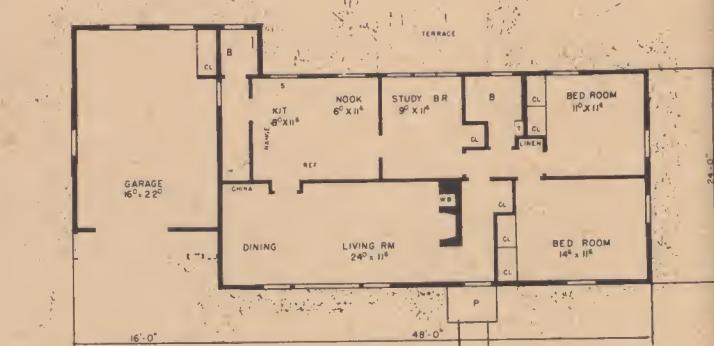


*Convenient Living*

## DESIGN S 357

1,144 SQ. FT., 21,564 CU. FT.

Always eye-catching is this complementing combination of horizontal bevel lap boards and vertical V-groove boards neatly set off by quarried stone lower front. The room height thermopane window counterbalances the high sill front bedroom windows, and solidity is enhanced by the smooth, unbroken door surface.



*Convenient Living*

## DESIGN S 265

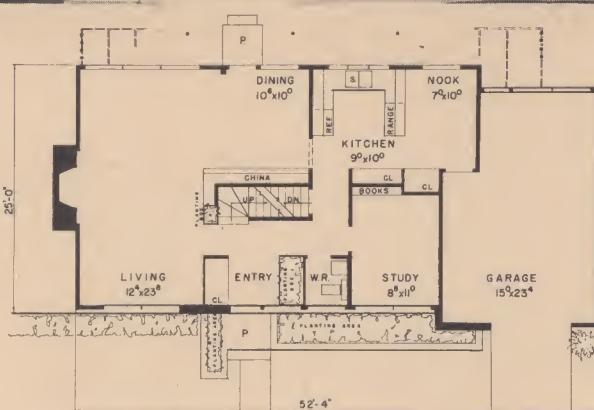
1,177 SQ. FT., 21,186 CU. FT.

Vertical siding and a large picture window overlooking a long ledge-rock planting box give this design exceptional appeal. The proximity of the basement stairs to the garage eliminates excess cross-room traffic.

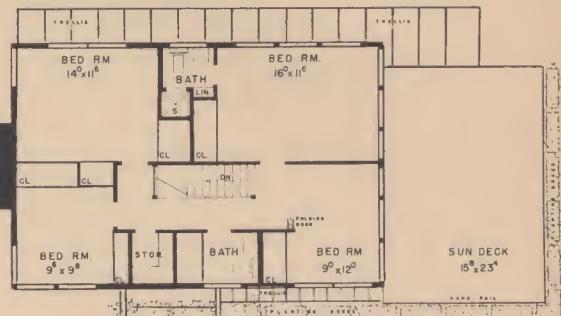


*Convenient Living* DESIGN S 338  
24,238 CU. FT.

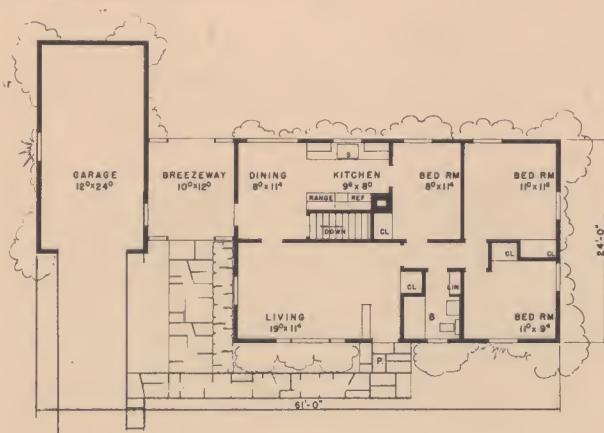
The large family will have plenty of fun living in this contemporary two story home. They will cheer the spacious living-dining area with its well located fireplace, the full basement and the sun deck. Note the two baths upstairs.



FIRST FLOOR PLAN 969 SQ. FT.



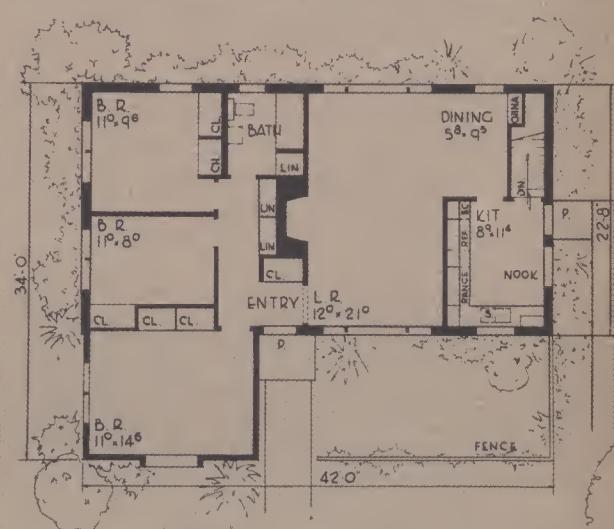
SECOND FLOOR PLAN—920 SQ. FT.



*Convenient Living*

DESIGN S 263  
912 SQ. FT., 16,416 CU. FT.

This economical-to-build and clean-looking design provides a full basement, an efficient in-line kitchen, and an all-purpose breezeway for years of proud home ownership.



*Convenient Living*

DESIGN S 183  
1,130 SQ. FT., 21,470 CU. FT.

Here is a smart, three bedroom home to go perfectly on that moderately sized lot. A front-to-rear living room with a fireplace, an efficient kitchen with no cross-room traffic, and a full basement are noteworthy features.

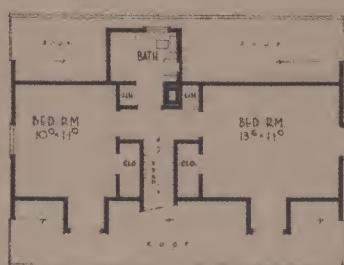


Four bedrooms, two baths, a separate dining area and a vestibule! This is truly a budget home with big home features. Observe the two china cabinets to each side of the arch leading into the dinette. A growing family could finish the second floor as needed.

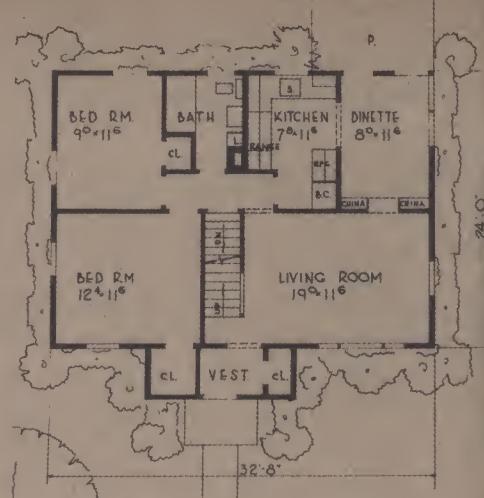
## *Convenient Living*

### DESIGN S 144

16,744 CU. FT.



SECOND FLOOR PLAN—  
382 SQ. FT.



FIRST FLOOR PLAN 728 SQ. FT.

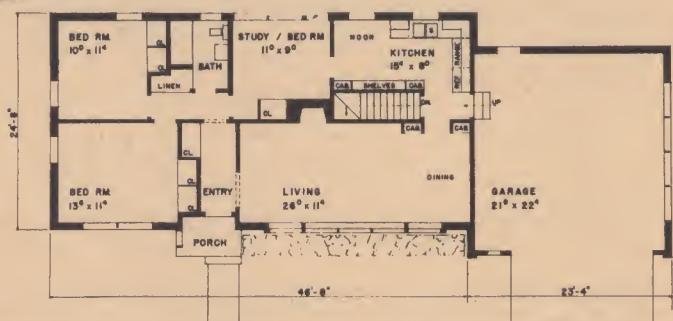


If you had this up-to-date brick and stone hip roof home on your lot, you'd be enjoying the luxury of a twenty-six foot living-dining area with an eighteen foot panel window. The study and nook could be combined into an all-purpose area.

## *Convenient Living*

### DESIGN S 53

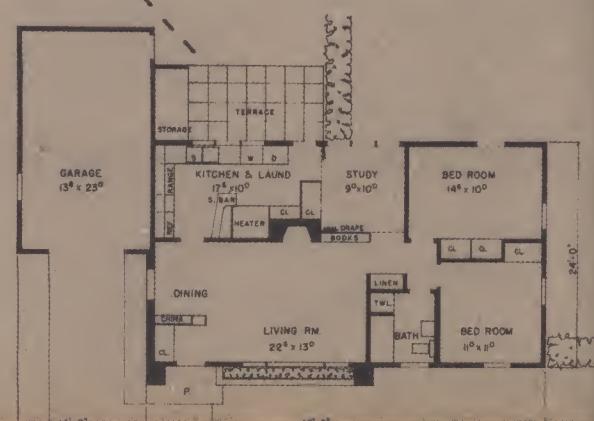
1,178 SQ. FT., 20,978 CU. FT.

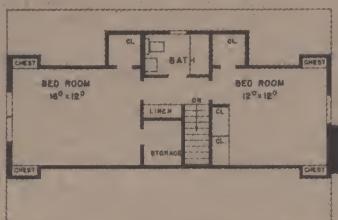
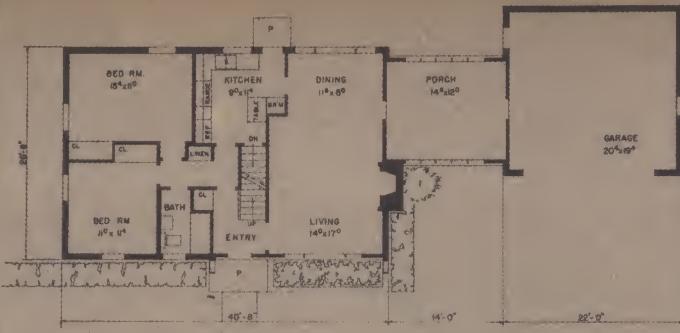


Observe the charm of an Early American style home with its exterior of field stone and horizontal siding. The large picture window of the living room overlooks an attractive planting box. Note how the study may be closed off by the use of the draw drapes. List the many other features.

### DESIGN S 131

1,008 SQ. FT., 11,340 CU. FT.





**FIRST FLOOR PLAN—  
1,080 SQ. FT.**

**SECOND FLOOR PLAN—  
598 SQ. FT.**

## *Convenient Living* DESIGN S 114

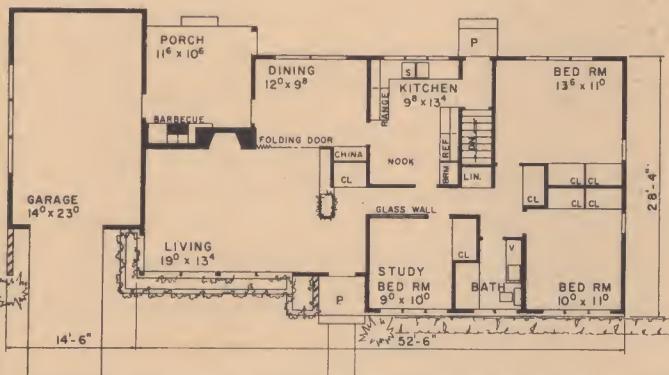
23,882 CU. FT.

Four bedrooms and two baths come as something of a surprise in a house that appears so small. The attractive first floor encompasses a great deal of living space, too. Don't overlook the two built-in chests in both second floor bedrooms. The available blueprints of plans by Architects, Palmquist & Wright, include detailed drawings of the second floor.

*Convenient Living*

## DESIGN S 75

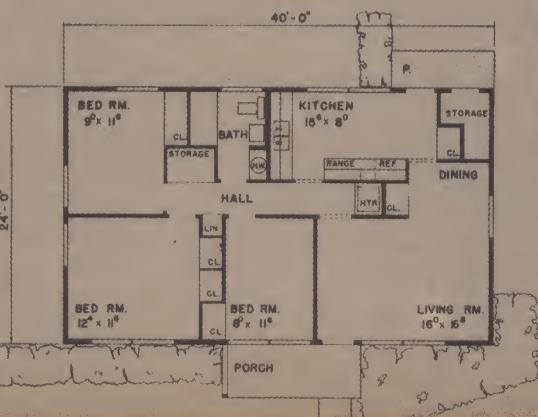
1,289 SQ. FT., 24,619 CU. FT.



Clean exterior lines catch the eye. The vertical paneling contrasts pleasingly with the wide roof overhang and the quarried stone. The window arrangement helps contribute to the touch of perfection. The floor plan of this design is particularly interesting. There are many unusual features.

## DESIGN S 272

960 SQ. FT., 10,080 CU. FT.



Here is the acme in low cost homes—including a family size kitchen, a plentiful supply of closets and storage space, a step-saving layout, economical one stack plumbing, and a contemporary design that eliminates unnecessary waste of materials.

# Selecting the site....



In the completed project, the house and lot will be inseparable units, so they must complement each other perfectly. A house should so harmonize with its setting that it appears to be integrated with the landscape, and the background should enhance the beauty of the entire setting. As to expense, about 15% of the total investment should be put into the land; the surrounding homes should be of equal or greater value.

## CITY, SUBURBAN, COUNTRY

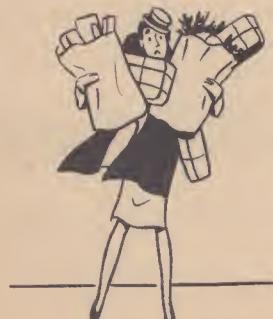
**TRANSPORTATION** should be available and adequate. It is difficult for a housewife to live in a location which demands two cars, when only one can be afforded.



**SCHOOLS AND CHURCHES** are often the centers of the cultural and recreational interests of the family. In the city, study the neighborhood and development of the city to assure yourself such a center is not doomed to become a blighted area.

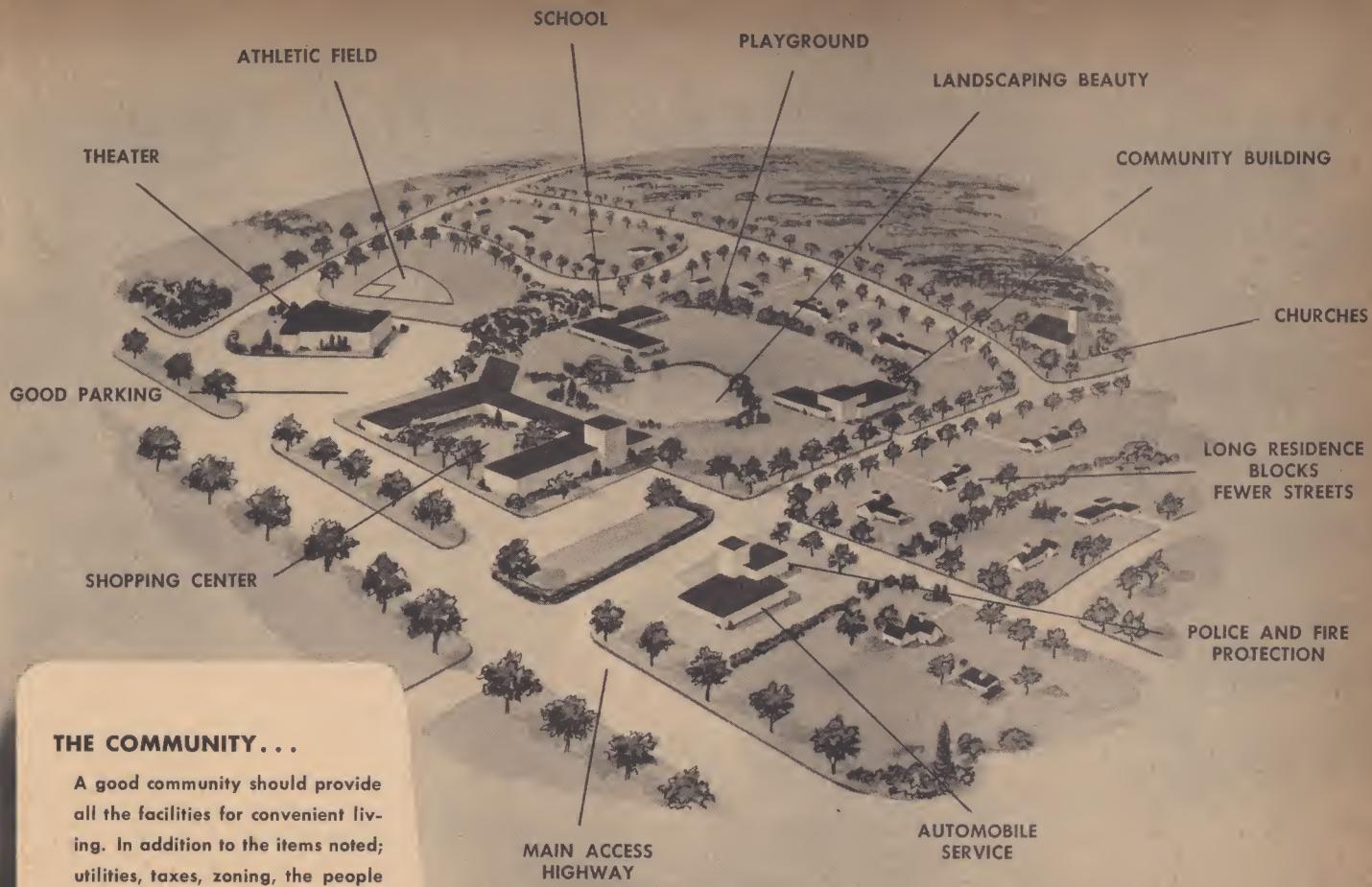
In the country, make sure you know of the existing school tax rates, and if new buildings are contemplated.

It may make a difference in your living costs. Most suburban areas now have school buses for your convenience.



**SHOPPING** for a family is a difficult task and one which must be performed often. Have access to a shopping center, or make sure you know that one is contemplated near your selected site.

**CITY PLUMBING VS. COUNTRY PLUMBING** Many new homes may be beyond the reach of city water mains and sewage systems. Private water supply systems and sewage disposal by septic tanks can be just as satisfactory but you should consult experts in this field for best results in your particular location.

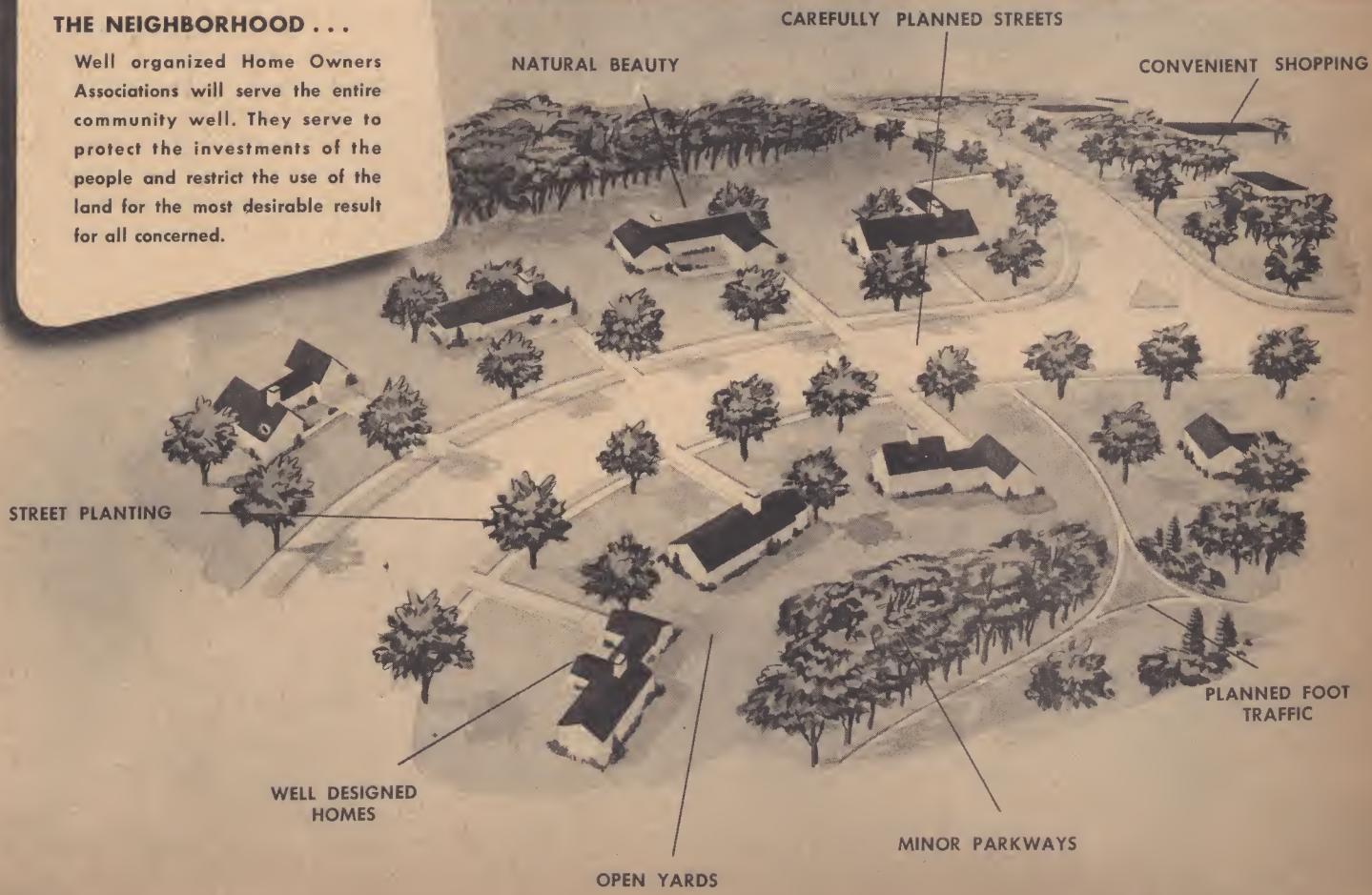


#### THE COMMUNITY...

A good community should provide all the facilities for convenient living. In addition to the items noted; utilities, taxes, zoning, the people and the future of the community are of importance.

#### THE NEIGHBORHOOD...

Well organized Home Owners Associations will serve the entire community well. They serve to protect the investments of the people and restrict the use of the land for the most desirable result for all concerned.



## DIRECTION, LOCATION, CLIMATE



New home design is so flexible that it adapts beautifully to unusual locations. Interesting effects can be obtained by departing from the conventional to take advantage of a particular site. Before planning or building the home, study the land carefully to discover if there is not some feature which can be exploited to the mutual advantage of both the site and the house itself.



**SOLAR** In planning a solar house, new and interesting requirements are demanded of the site. Such houses have a characteristic bank of windows to the south; consequently the view in that direction should be a good one.

**PREVAILING WINDS** Winds play an important part in selecting the site. Many beautiful settings are inaccessible through deep snow in a steep driveway in winter, and even distant factories can carry smoke, dirt, and odor on windy days.

## LANDSCAPING



Landscape is a necessary part of the new home. Where natural advantages are not found, plans should be started immediately for artificial development. Again, it is well to consult a good landscaping firm. Let the planner beware of a highly involved landscaping plan, which may prove expensive initially and a chore to maintain, especially if he plans to do the maintenance work himself.

**NATURAL** The beauty of a natural setting is the most economical solution to a landscaping problem. Good trees and shrubbery that can be trimmed for protection and vistas are a fine asset, but be careful of dense growth as the cost of clearing a site may run the price out of reason.



**ARTIFICIAL** If yours is a barren location, carry out your landscaping in a series of easy stages. Even before construction work is started, you can begin plantings. Take care to omit all the work surrounding the future building site for at least a distance of 20 feet.

## FAMILY NEEDS

The family requires a site that will fulfill as many of the needs and desires of each member as possible. The fulfillment of these needs must be a part of the plan of the house, so that as much as possible of the living can be extended outdoors, and yet have whatever facilities are provided blend in with the over-all plan. Here is a check-list for the family:



DAD

### SUGGESTIONS

{ Space for garden, fruit trees, barbecue pit, terrace, area for golf practice, incinerator, rubbish disposal area.

### YOUR NEEDS

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MOTHER

{ Yard for drying clothes, children's play yard that can be supervised easily, flower garden, terrace for relaxation.

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SISTER

{ Space for entertaining friends, playhouse (if she's the little sister), flowers, perhaps a small pool.

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BROTHER

{ Hobby and game area for self and friends, outdoor gymnasium, a small pool for boats.

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BABY

{ Play yard near the service yard and kitchen, a sand box, wading pool, fenced yard.

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FIDO

{ Outdoor or indoor sleeping quarters, fenced in run, fenced yard.

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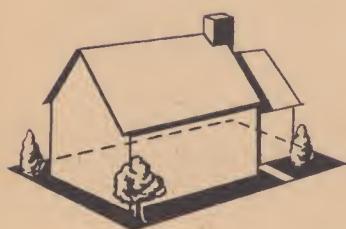
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# Planning the house . . .

The plan of your home determines its success as a place in which to live. Many people live in stereotyped houses that are inconveniently planned and do not realize how much improvement might be possible if they had a home designed specifically for their requirements. No two families are exactly alike, so that if the living needs of each are provided for, then every house must necessarily be different. All houses should be made to express these individual desires. Once you have selected the site for the house you have in mind, you should analyze your family's daily habits and the manner in which they want to live, then you can plan for rooms and appointments within your budget that fulfill these needs. Plan your home from the inside out. A good plan can result in a good interior.

## RELATION TO SITE

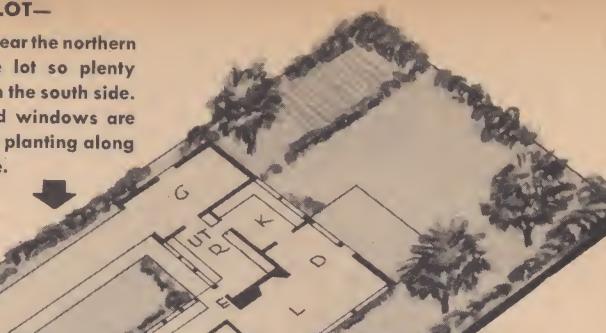
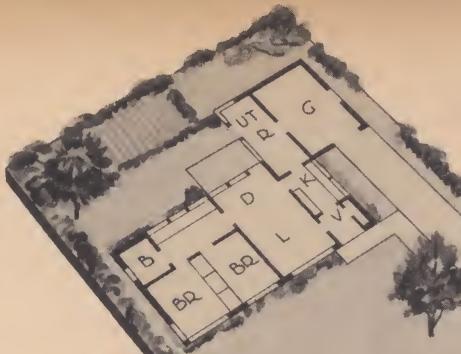


There are no set rules governing the relationship of the plan to the site but it is quite logical to assume there should be some consideration given to the minimum distances from the house to the property lines. Most subdivided areas have these minimum requirements incorporated in the restrictions. Care should be taken to relate the location of the house to others in the neighborhood if there are existing homes. Be sure to leave enough space for the various outdoor requirements of the family as analyzed previously. Plan the house to take advantage of the sun, the views and the prevailing winds in the rooms where these gains are most desired.

The location of the solar house, especially, requires a very great deal of forethought and planning. The solar house must be located so as to take advantage of the factors which make this type of house comfortable and livable. By all means, consult an expert if you are considering building a solar house. Only by such a consultation can best results be obtained.

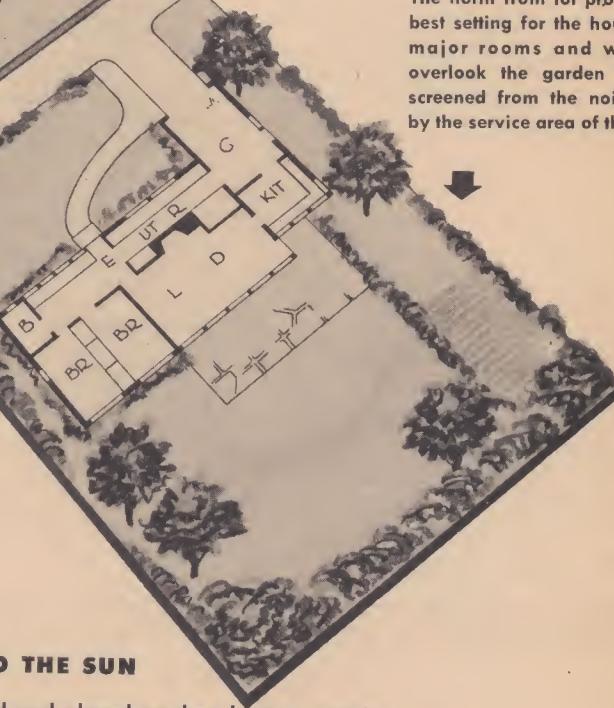
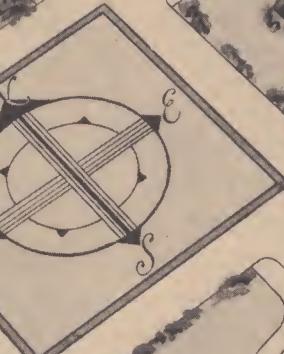
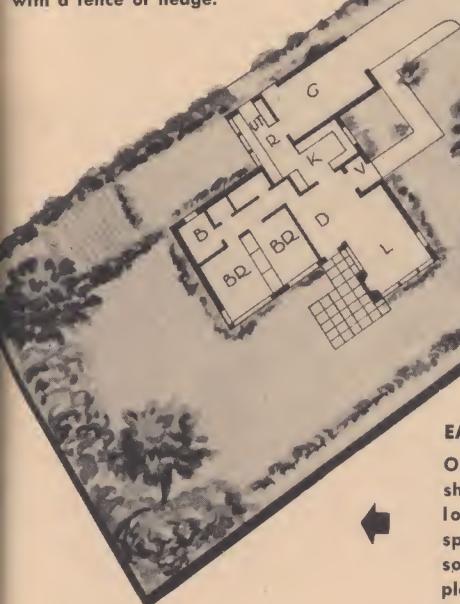
#### WEST FRONT LOT—

Place the house near the northern boundary of the lot so plenty of space exists on the south side. Major rooms and windows are screened by high planting along the south lot line.



#### SOUTH FRONT LOT—

On a lot facing south, the major glass areas are toward the street. Place the house toward the rear of the lot and screen the windows from the street and neighbors with a fence or hedge.



#### NORTH FRONT LOT—

The north front lot provides the best setting for the house. The major rooms and windows overlook the garden and are screened from the noisy street by the service area of the house.

#### EAST FRONT LOT—

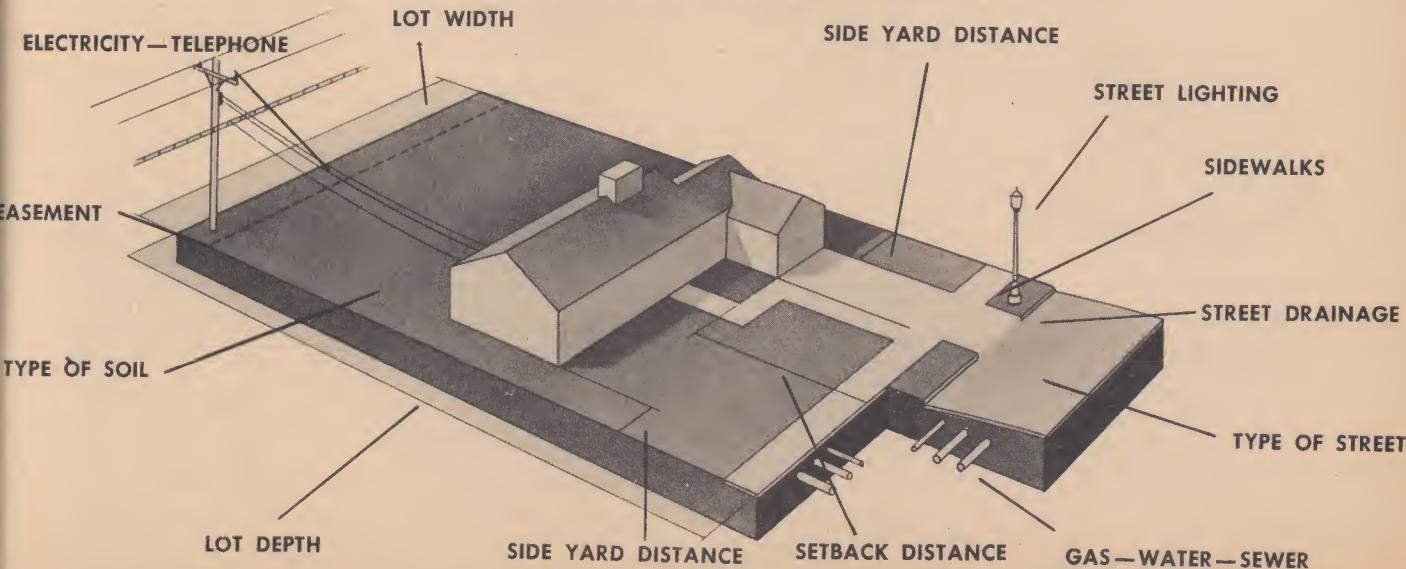
On a lot facing east, the house should be placed near the north lot line. This leaves ample space for outdoor living on the south side of the house. Screen planting along the south lot line provides privacy.



#### TURN YOUR HOUSE TO THE SUN

The floor plans in the diagram above have been designed and placed on the plot to gain the most advantage of the sun and prevailing winds during the year. It is not necessary for "front rooms" to face the street. Privacy and beauty can be gained by proper planning and landscaping.

#### CHECK YOUR LOT FOR THESE REQUIREMENTS



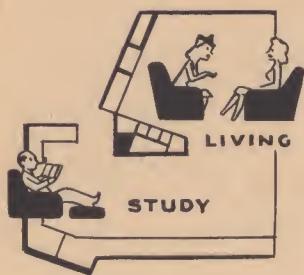
## FAMILY NEEDS AND ROOMS



There are certain functions of home life that are well-established, eating, sleeping, working and relaxation being the most common. However, each of these functions has many variables depending upon our modes of private and social living. It is the consideration of all the requirements of the family, and the provision for them in a comfortable and convenient manner, that makes a home a success.

Father thinks of his home as a refuge, a place where he can go at the end of a busy day, drop into a comfortable chair, and enjoy just a few moments of peace and quiet. It's his center for hobby activities . . . a place where he can entertain guests. The responsibility for keeping the home an operating business rests a great deal on the mother. Here she has her work center, she supervises her children, and has her own particular places of relaxation and recreation. Children want privacy for themselves and for their friends, a place to hold parties, space for quiet and study, accommodations for storing the thousands of treasures that all children collect. If there is a baby, the home will need warm floors, play space, plenty of sunshine. Pets, too, have their special requirements of shelter and space.

In addition, all desire the structural, mechanical and decorative features that will complete the convenience and comfort of daily living.



**OPEN PLANNING** The method commonly used is to combine living areas. The combined living and dining area is one familiar form of open planning. Kitchen and laundry combinations are becoming familiar, and a general activity room possesses manifold uses. A library may serve as a guest room, eliminating the necessity of maintaining a room that is seldom used.

In open planning, walls, have a tendency to be more useful and furniture units are often built-in, becoming an integral part of the wall areas. Partitions are often semi-permanent, and fold or slide out of sight when not in use. They may be of some translucent material that make the room boundary less definite, adding to the feeling of spaciousness. All these add to the effect of space, light and air, so different from the small cubicles typical of yesterday's homes.

# DAD

RELAXATION  
HOBBIES  
SPORTS  
PRIVACY  
STORAGE  
READING  
GUESTS

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# MOTHER

WORK CENTER  
STORAGE  
PARTIES  
READING  
PRIVACY  
GUESTS  
MUSIC

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# SISTER

PRIVACY  
PARTIES  
QUIET STUDY  
STORAGE  
MUSIC  
FRIENDS  
HOBBIES

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# BROTHER

HOBBIES  
SPORTS  
PRIVACY  
PARTIES  
STUDY  
STORAGE  
MUSIC

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# BABY

WARM FLOORS  
PLAY SPACE  
SUNSHINE  
STORAGE  
TOYS

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# PETS

EATING  
SLEEPING  
PLAYING

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**TRAFFIC THROUGH ROOMS** In planning your new home, consider carefully the use of every room, and how each member of the family moves around in the house. List the activities that will take place in each area and determine the traffic lanes. Even a small house can be planned to eliminate steps but it requires much forethought. Privacy for rooms is usually desirable, but if it requires an excessive amount of hall space to achieve this privacy then it becomes a disadvantage. The problem of planning and pre-establishing traffic lanes is closely tied in with the over-all planning for the house, because certain areas must be adjacent to others if we are to have convenient living.



**DUAL USE SPACE** Many of the new plans today provide for an all-purpose room that can be used for many living needs. There seems to be some confusion as to the name of this new area, but in general it is a family activities room, useful also as a guest room, and one which has become increasingly popular in the no-basement homes. In very small homes, where the extra space is not available, the activities of this area are transferred to rooms planned for dual use.

The attached garage is another feature to consider in dual-use planning. This area can be made comfortable economically by radiant floor heating, and has many uses. When considering the possibilities of an attached garage to augment other areas in your home, you may want to plan for additional floor space in the garage to accommodate extra activities.



**FUTURE EXPANSION** If the family is small and the budget limited when you start your building project, it is a good plan to have future needs in mind. Expansion can be accomplished economically if provided for in the original plans but usually proves difficult otherwise. Unfinished attic space, with arrangements made for future plumbing, heating and wiring, is the most economical place to expand.

Plans should also be made for expansion on the ground floor. Bear in mind that your requirements will change with the years, so allow for them in your original plans.



The feeling of spaciousness is a characteristic of open planning.

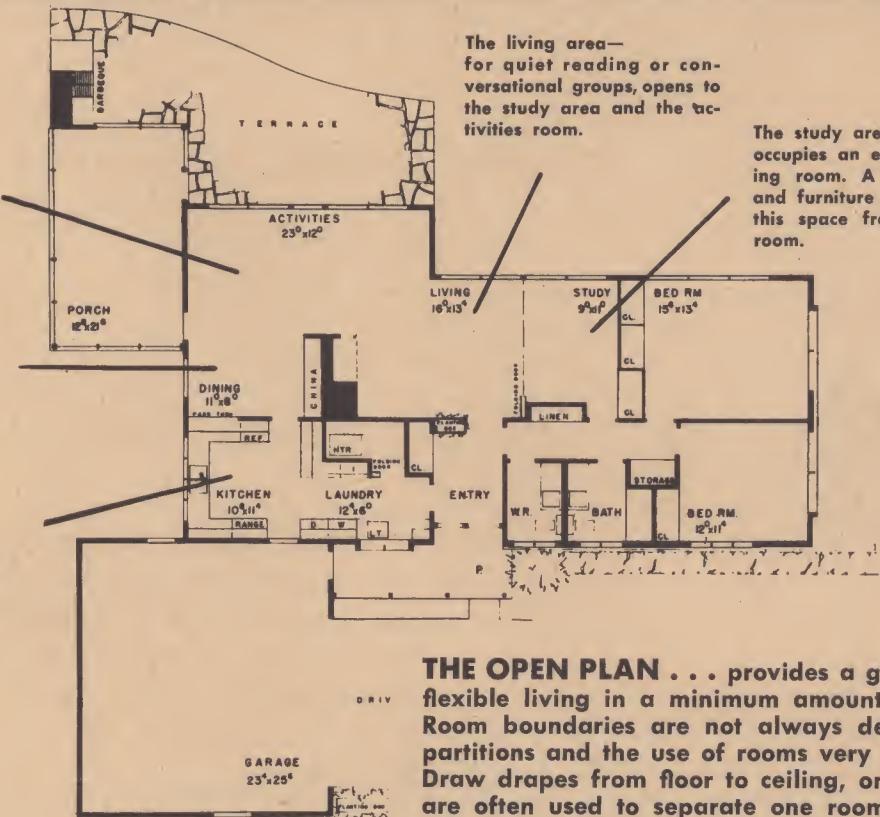
**The activities room—**  
an area for the whole family and their friends  
Should privacy for this area be desired, a folding door may be installed.

**The dining area—**  
may be extended into the activities room for large crowds.

**The work center—**  
combined kitchen and automatic laundry facilities provide a spacious convenient-to-use area.

**The living area—**  
for quiet reading or conversational groups, opens to the study area and the activities room.

**The study area—**  
occupies an end of the living room. A folding door and furniture may separate this space from the living room.



**THE OPEN PLAN . . .** provides a great amount of flexible living in a minimum amount of floor area. Room boundaries are not always defined by fixed partitions and the use of rooms very often overlaps. Draw drapes from floor to ceiling, or folding walls, are often used to separate one room from another when privacy is required.

NOTE: Blueprints are available for this plan. See design S 327 on page 13.

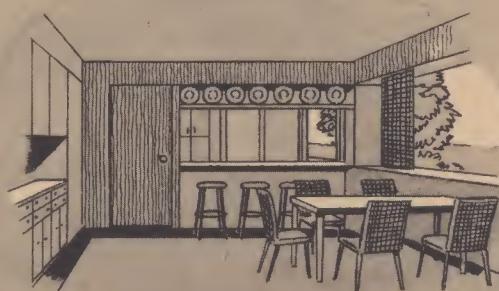
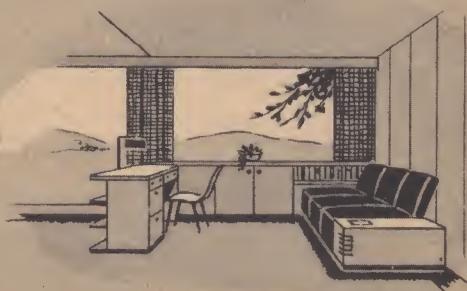


Table dining and snack bar eating for large or small crowds. All are possible in open planning.



Reading, writing, studying and relaxation are part of the functions of the study area of the open plan.

## BASEMENT VS. NO BASEMENT



**DRAINAGE** Home-owners out of reach of public sewage systems often have the problem of adequate drainage, especially if the land is flat. This brings up the matter of a basement which, under such conditions, might be a damp and dreary place, indeed. Unless there is a special reason for building a basement, the many disadvantages connected with one seem to outweigh any apparent advantage.

**CONVENIENCE** With proper planning, any functions connected with a basement may be taken care of more efficiently on the first floor. Basement stairs make work, and a damp basement can be downright unhealthful. A ground floor laundry, with modern, efficient equipment, can become a cheerful place for accomplishing an otherwise dreary chore. Work becomes easier . . . there is less back-breaking labor and drudgery. And today, with cleaner and smaller heating units the rule, it is no longer necessary to house them in the basement. Deep freeze units and cold storage rooms makes the old-fashioned "fruit cellar" seem ridiculous. Activity rooms are more bright and cheerful, and consequently more used, when they are on the ground floor.

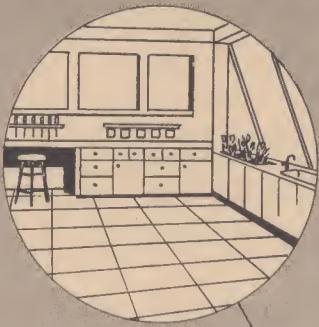
**MORE FOR YOUR MONEY** When facilities otherwise banished to the basement appear on the ground floor, the apparent size of the house increases and all of the investment becomes visible. If the garage is attached, the result is a low, rambling type of structure particularly suited to suburban sites.

**HUMIDITY** In climates where high humidity prevails, dampness in basements is very evident and just as annoying. Such a basement cannot be used as storage space because materials such as leather, wood, metal and fabric are badly affected by moisture. To dig a basement under these conditions is to invite trouble, so eliminate one from your plans if at all possible.

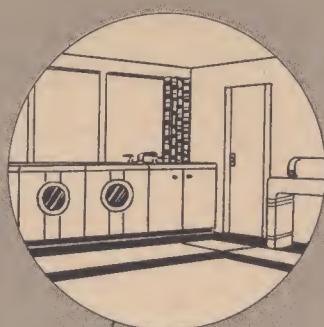
**Play areas should be located where they can be easily supervised from the house.**

**The automatically equipped laundry with good natural light is a great achievement.**

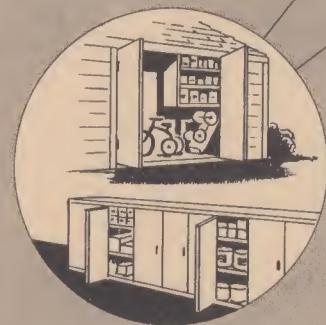
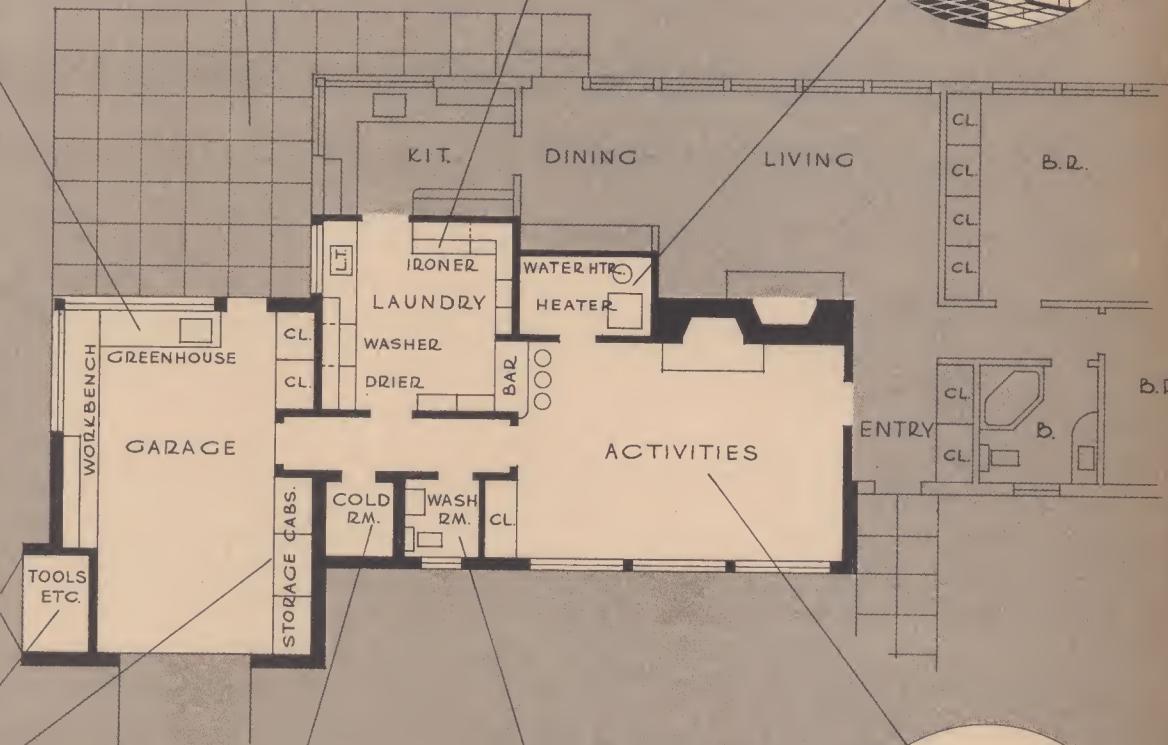
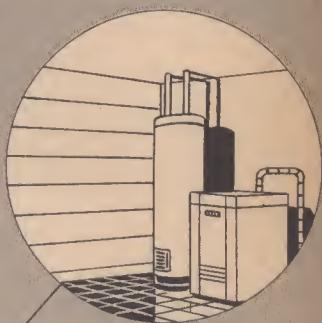
**The hobby garage is heated and is as much a part of today's house as the kitchen.**



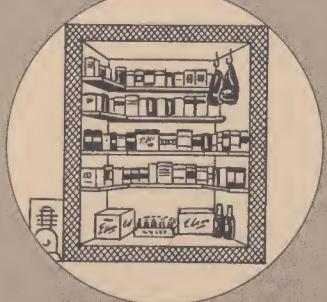
**Today's basementless house is designed for "convenient living." Rooms located on the ground floor are used more and add much to the appearance of the house. Basement dampness is eliminated and warm floors are assured with radiant heating.**



**Compact heating equipment can be easily tucked away in a small room in today's house.**



**Storage Space . . . a major problem—can be conveniently provided by proper planning.**



**The "cold room" is a combination fruit cellar and "grandmother's pantry." But most important—it is convenient.**



**A wash room in this area is very desirable. It saves traffic through the house to the bathroom.**



**The many uses of an activities room for the family is unlimited. It is the kind of room all families need.**

## LIVING SPACE



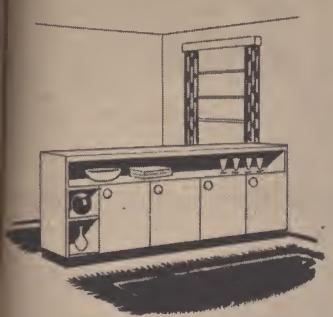
The most important room in the house is the living room, for it is the one room used by all the members of the family and by all your guests. It should be large and bright, and the arrangement of the furniture should be kept flexible to accommodate the wide variety of activities which take place in the room. Keep the furnishings simple, with an eye to practicality. When placing windows, bear in mind the sun, the views and your plans for wall space. And bear in mind, too, that each member of the family has his own idea about the living room. One person wants a large, comfortable chair for reading, and handy to the radio. Another wants several couches and chairs for entertaining guests. Still another wants built-in book shelves, a coffee table, a fireplace. One wants a large room . . . another a small, intimate living room. By careful planning, every member can be satisfied, but it's a real problem. Provide adequate seating space, and practical surfaces on which to place books, food, flowers, and you can satisfy everyone, but plan for these *before* the furniture is considered. By doing so, you will prevent a cluttered appearance at the center of the room. Sectional furniture that permits a great variety of use may be the answer to a difficult furnishing situation. The flexibility of these smaller pieces will be a valuable aid in small rooms particularly. Always try to arrange your room for nice balance, but don't be worried about symmetry.

## DINING SPACE



Many home owners now realize that a separate dining room, filled with furniture that is used only a couple of hours each day, is a waste of money and space. In order to increase the apparent space of the living room, the wall between the two may be removed entirely. Or, the dining suite may be eliminated and substituted by a light table, several casual chairs, and built-in storage space for linen and silver. Seriously consider a combination living and dining room, or a breakfast nook, in your plans to conserve space and at the same time give the effect of greater spaciousness.

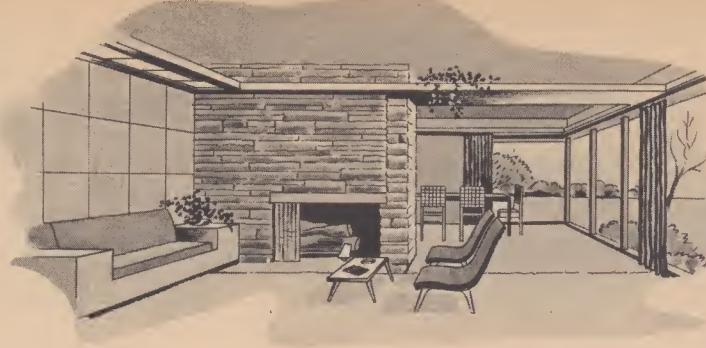
The average family needs a place for family meals, meals for the younger children, snacks at any hour and formal dinners. In analyzing these needs, it is quite apparent that a flexible dining area or areas could best provide the solution to the problem. By proper planning, privacy for this space can be provided without building a separate room.



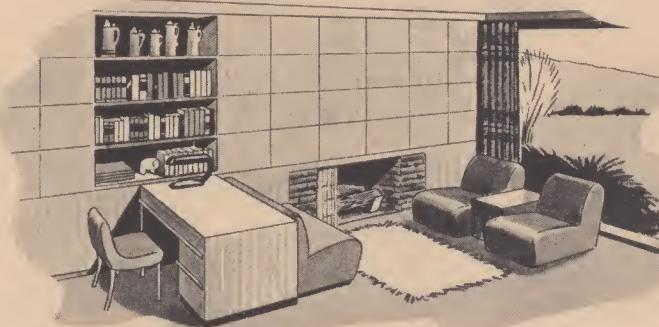
A low storage cabinet, useful for division of space.



A decorative dividing unit for plants and flowers.



Combined living and dining areas create a feeling of spaciousness. It is possible to use this larger space for many flexible living needs. See how the rooms seem to extend into the yard through the large windows.



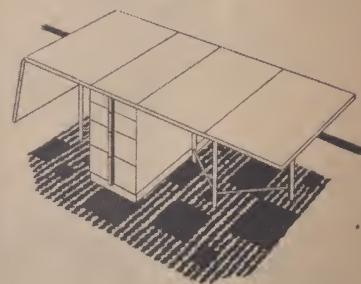
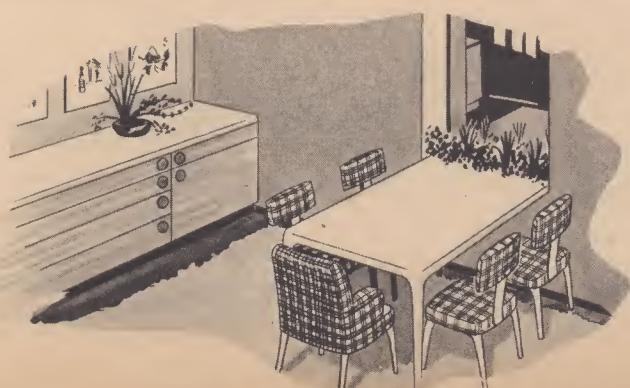
Conversational groups should be arranged in the living-room, particularly around the fireplace. A large picture window with an interesting view is most desirable. The desk divides the function of the room in a pleasing way.

Built-in bookshelves, lounge, woodbox and radio around a nice fireplace depict solid comfort. The beauty of the stone, the panelled walls and the colorful arrangement of the books and furnishings complete the picture.



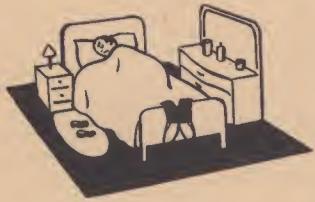
An interesting built-in dining corner . . . with many uses.

Try a different dining idea in your new home. Many useful and interesting effects can be accomplished with a little thought. Perhaps the table could even fold into the wall and the chairs used in the living-room area for occasional pieces.



This expandable table is 12 inches wide closed and opens to 110 inches!

## SLEEPING SPACE



About a third of our lives is spent in the bedroom, which should make it a very important part of the home. However, few bedrooms are important except for the bed, furniture and closet space. In the small home today a great deal has been done to change bedroom design to give the room more uses. More thought has been given the bedroom as a secondary living space where each member of the family can pursue his own particular living activities. To accomplish this in a small room it has become necessary to reconsider the design of bedroom furniture. Today, sectional pieces can be bought that use space more efficiently and allow much more storage space. These same features can be built-in, including even the bed itself. Better organized storage space for clothing is being provided in the built-in wardrobe units that have a place for everything.

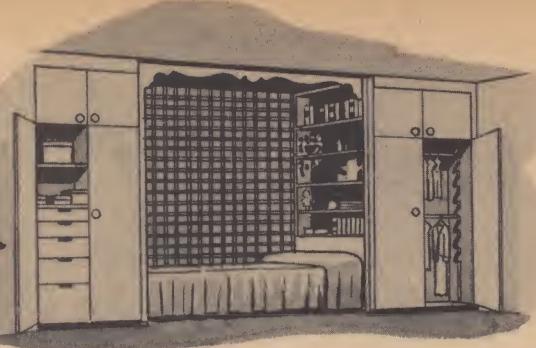
There is still another thought in bedroom planning but as yet it has not become very popular since it usually costs more and requires more area. This is the division of the space into small, separate sleeping and dressing compartments. The logic behind this planning is that the sleeping space can be kept cool while the dressing room stays warm. With such an arrangement, noise can be practically eliminated, and with the separate sleeping compartment a greater amount of privacy is available.

It is a good idea, when planning the new home, to check carefully the amount of space available which can be used by the family for individual pursuits, and to consider the arrangement of the bedrooms with the thought of dual-use in mind.

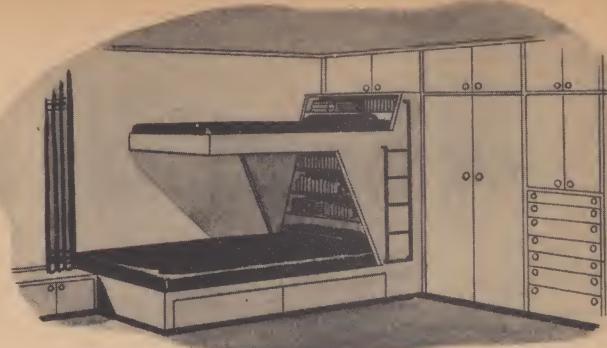
## BATHROOM



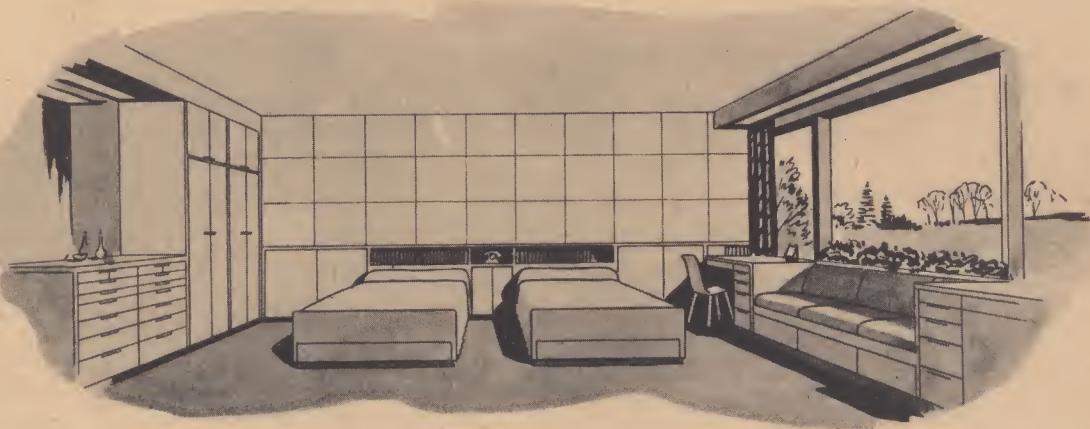
Here again the needs of the family must be considered. One good bathroom plan is that which comes very near to being two bathrooms in one. The toilet and one lavatory may be located on one side of a partition and the bathtub and another lavatory on the other side. Variations can be had by adding one more fixture and a partition. As you add space to your original plan, you may want additional bathrooms or lavatories. Plan for this additional plumbing when you make your first plans. Storage space is important. By enclosing the space beneath the lavatory, you hide unsightly plumbing and provide storage as well.



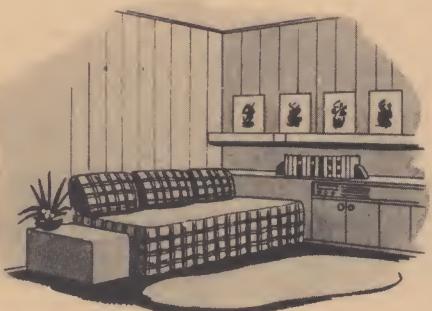
This built-in arrangement for a girl's room is a fine space saver.



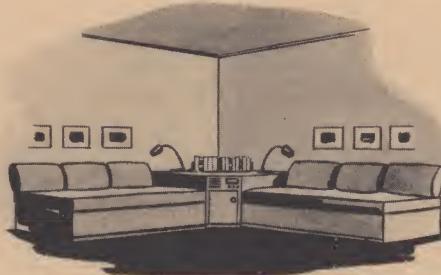
Sturdy built-in bunks for the boy's room leave a lot of area for play.



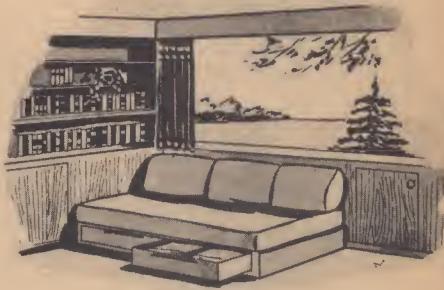
A tailored master bedroom that provides much convenience in living.



Occasional sleeping can be attractively provided in a small den.



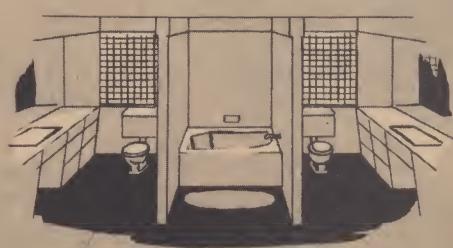
A corner grouping that sleeps two people conveniently.



This lounge is a spare sleeping unit with the bedding in the drawers below.



Built-in lavatory, linen storage, clothes hamper, vanity and magazine space in this bathroom.

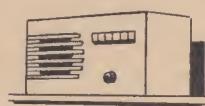


The departmentalized bath is really two bathrooms with one tub. It saves space and fixture cost.

## WORK CENTER



A filing cabinet for  
kitchen utensils



An inter-room phone



The mixer can be  
built on a door



Built-in cooking units  
for added convenience  
and efficiency



A combination snack bar  
and planning desk

The work center is the most important area in the entire plan since it is the active center of all living except relaxation and if properly designed it can even provide *that*. It is, or *should* be, more than merely a clinical working area for the preparation of food. First, it is warm and livable because of the intelligent use of natural woods, fabrics and bright colors. It has a space for eating, for serving company snacks; it has picture windows overlooking an attractive view, designed lighting for specific tasks and is well-ventilated and cheerful. It has a planning desk, sewing facilities, modern laundering equipment and well-organized storage space. There are plants growing here, perhaps a play-space for small children, and above all it has enough room for the housewife to do her work efficiently and without undue fatigue.

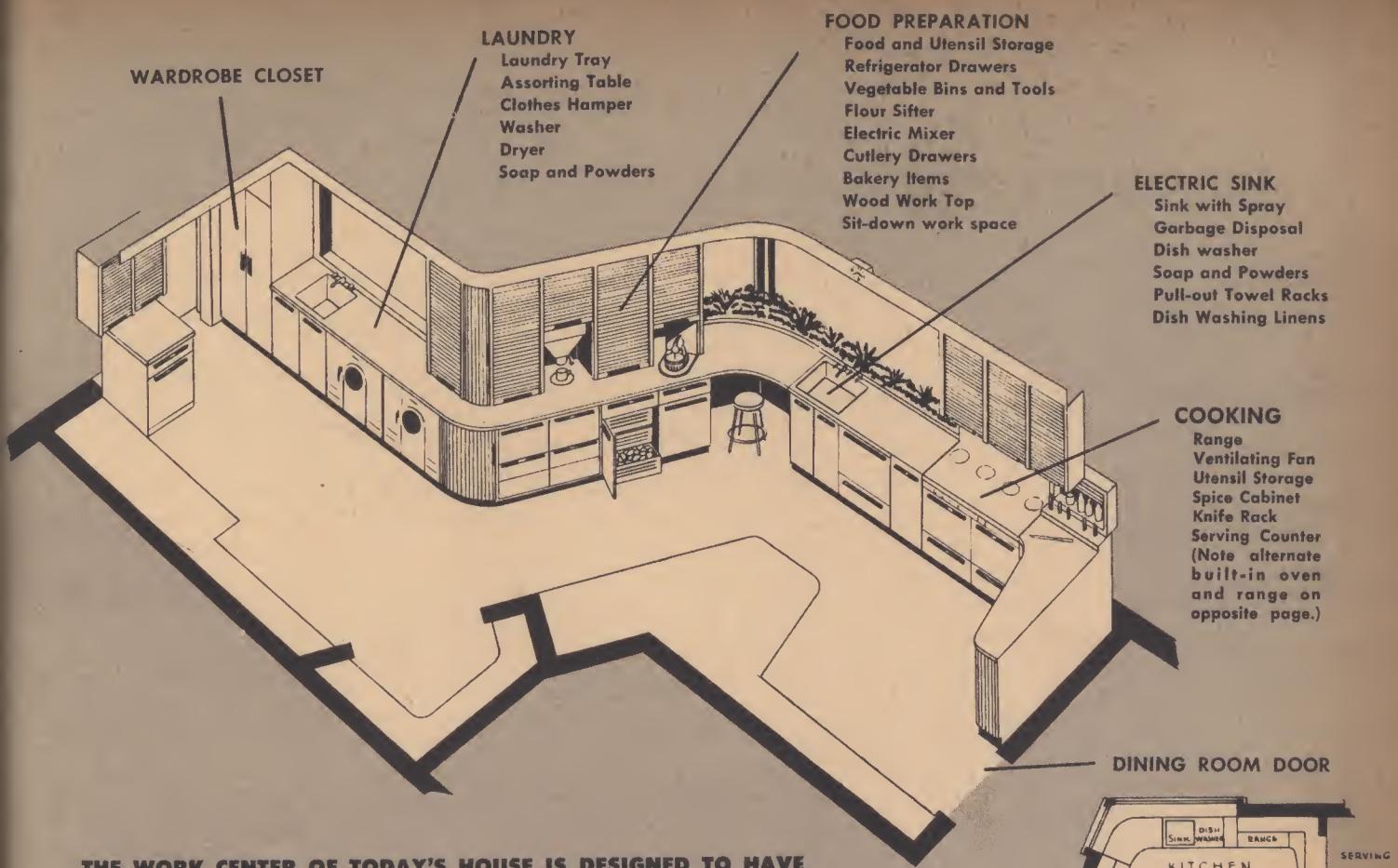
The modern work center has cabinets placed at convenient heights, away from the windows so that light is not obstructed. It has counters at different heights, so that some work may be done sitting down and other tasks standing. It has adequate surfaces for placing materials, and the stove, sink, and refrigerator are placed within easy reach of each other. The work center is convenient to the dining space, and is good looking.

The laundry has come out of the basement, and rightly so. As anyone who has spent much time in one knows, a basement is a dreary place in which to work, perhaps made all the more so by the nature of the work itself. With automatic laundering equipment, which is small and compact, the modern housewife can have her laundry right in her work center. This eliminates, too, the back breaking task of carrying heavy baskets and other heavy loads up and down the basement steps. Today, the laundry can be done, and efficiently so, in a bright and cheerful area.

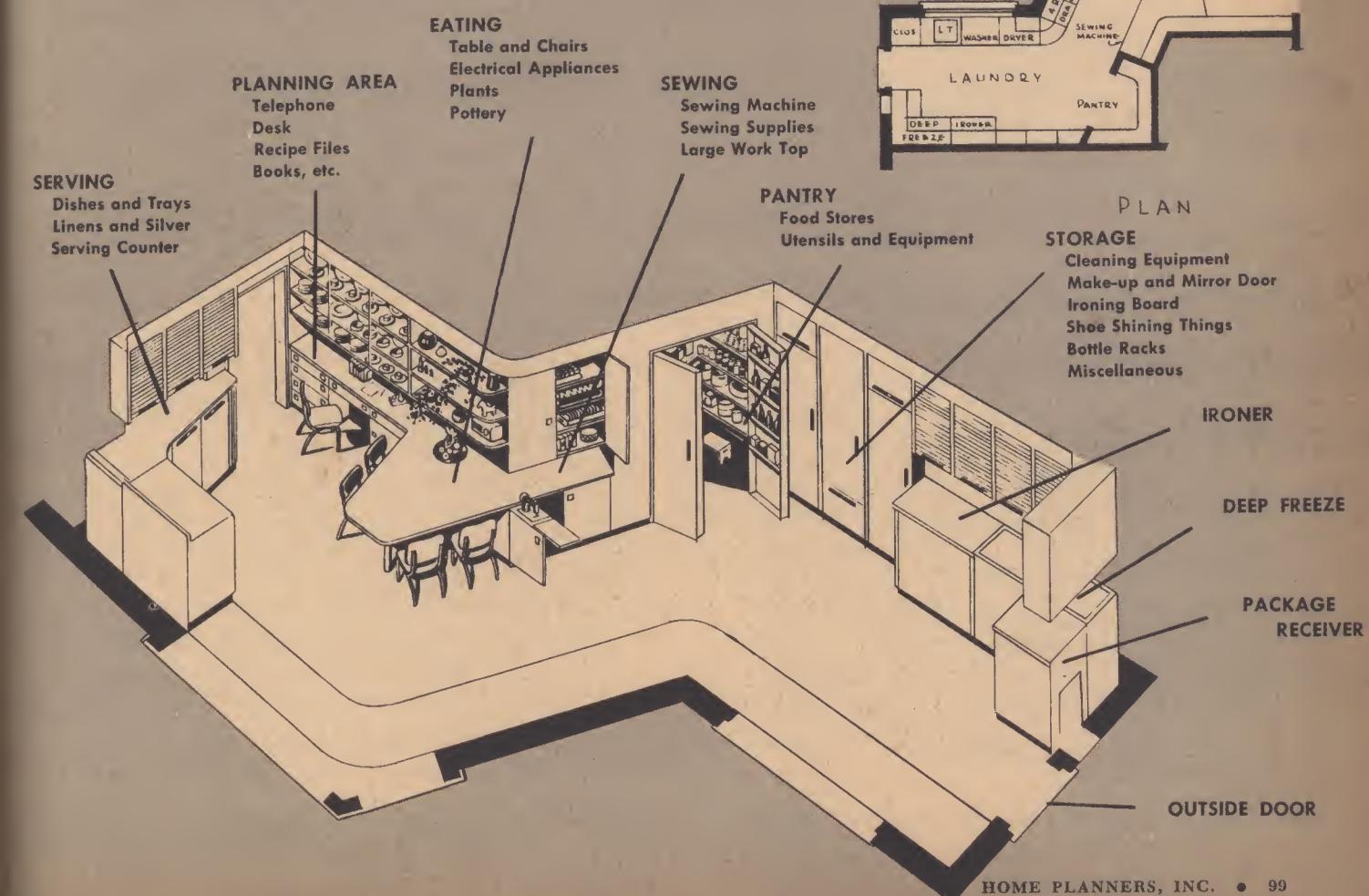
Planning for such a work center requires a lot of sensible forethought. In the event you can not immediately afford as many modern conveniences as you might wish, provide for them in your original plan so that there will be adequate space for them when you *do* buy. The work center conveniences would become disadvantages if they crowded the area.

Much is being heard currently about component kitchens. In this type of kitchen, the newest appliances are designed with complete built-in utility. Units are being developed which will be free-standing and modular. Each unit has its own interior walls, as well as lighting, plumbing, and ventilating facilities. Base and wall cabinets, plus bulk storage drawers are part of the overall package. Your local builder can bring you up-to-date on the most recent developments regarding the component kitchen.

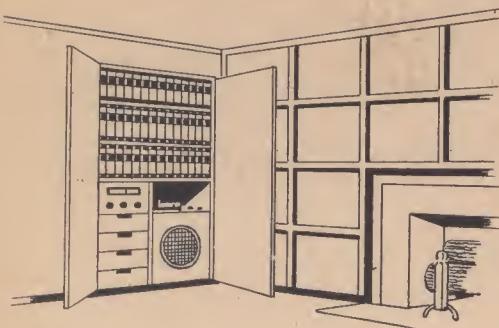
This, briefly, is the work center you can plan for your home. Many modern kitchens today are fine, but some designers have given the housewife a badly cramped area in which to work, under the imposing term "modernity."



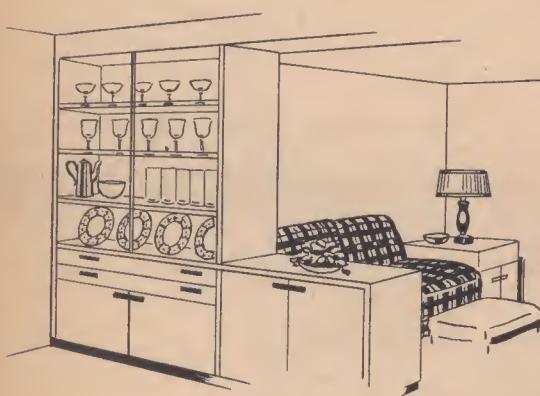
**THE WORK CENTER OF TODAY'S HOUSE IS DESIGNED TO HAVE  
WHAT YOU NEED, WHERE YOU NEED IT, WHEN YOU NEED IT**



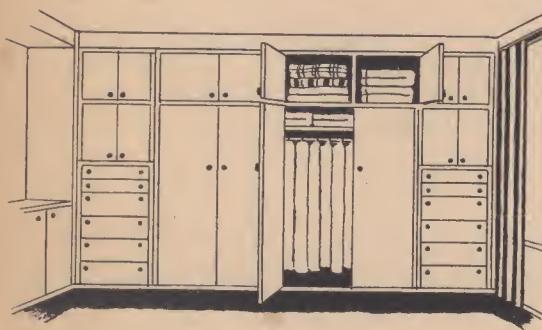
## PLANNED STORAGE



Built-in Music Wall—Hi-Fi Unit and record space



Convenient storage and living-dining separation.



Storage wall units are most useful in bedrooms.



Built-in bedroom furniture provides the best use of space.

Emphasis on planned storage space is just as important as any other feature of the house. "A place for everything" is the ultimate desire, and if these spaces are properly shaped and located everything will have a place. There has been a steady decline in the use of the attic and basement for storage space, and an increase in the placing of storage space where it is more convenient to the family, with a big increase in the efficiency and attractiveness of this space.

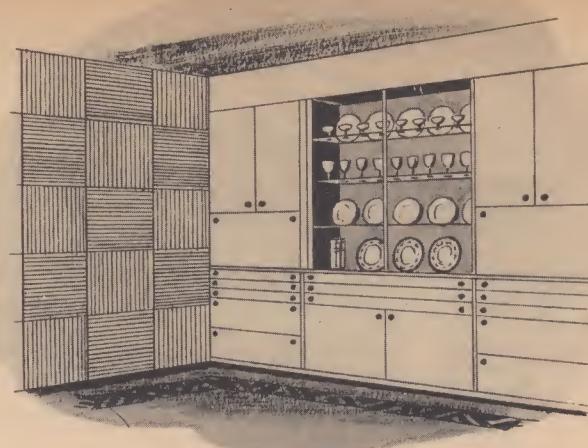
Each room in the house should be analyzed for the kind of storage needed, then it is a matter of working out the most economical units of construction that will provide these needs. If the initial cost is too high to permit building the complete list, it is wise to plan for future additions of the units. The ordinary closet is a poor solution to most storage requirements.

**LIVING-DINING** Take your radio out of its cabinet and install it so that instrument panel and speaker are flush with the wall. Store sheet music and records in a built-in cabinet, as well as the movie projector and all the apparatus that goes with it. Make your desk a hinged affair that swings into the wall and out of sight. Desk drawers are practically useless—store the hundreds of things usually found in them in shallow drawers built into the wall. Store silver and linens in the same way. China is kept clean and safe in a built-in cupboard, eliminating the china cabinet and making more room in this space. Many new homes are being planned with a combined living-dining room. It is important to plan the storage space for this area carefully.

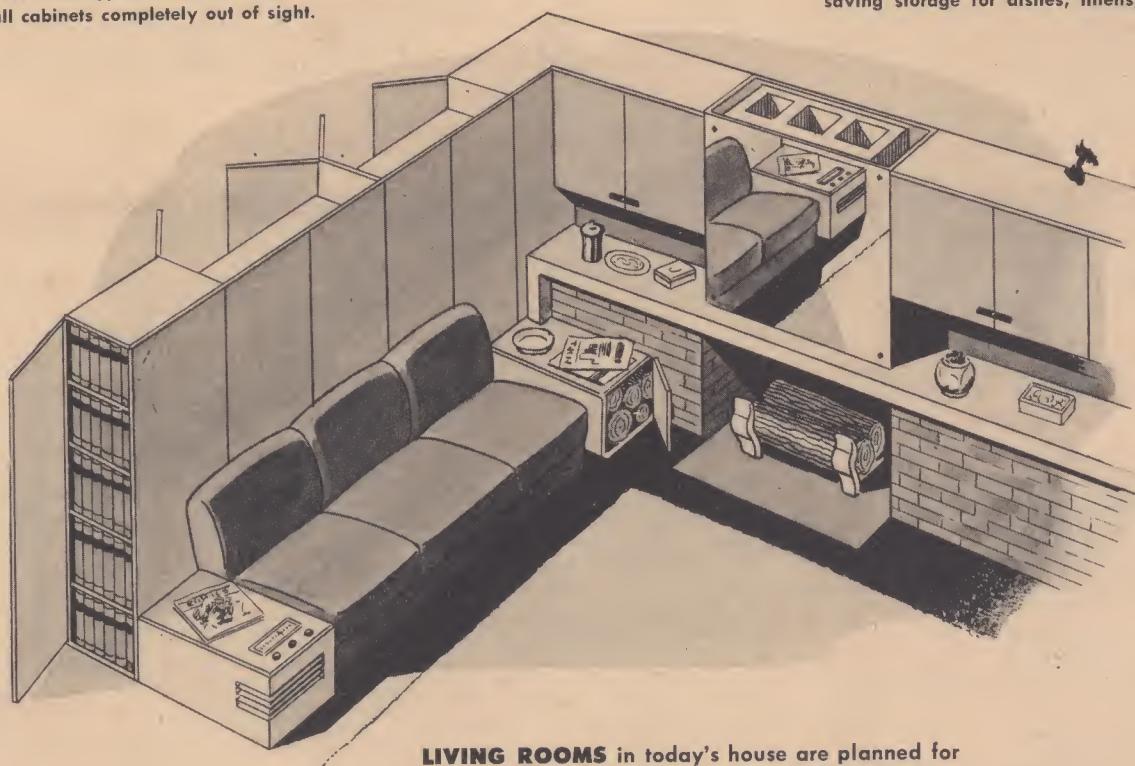
**BEDROOM** A wall-storage space is especially convenient in the bedroom. Keep shoes, clothes, books, bed linen and blankets out of the way in a built-in space, and you can rid yourself of the bureau and chiffonier. Even the dressing table, like the living room desk, can be built so as to swing into the wall when not in use. A comfortable bed can be constructed as a built-in unit as well, with a wall-radio near it. In today's house, the bedrooms are generally smaller but planned for better use. For a few dollars, and some good planning, you can do away with unnecessary furniture and make the job of cleaning much easier.



A desk and typewriter unit that folds into the wall cabinets completely out of sight.



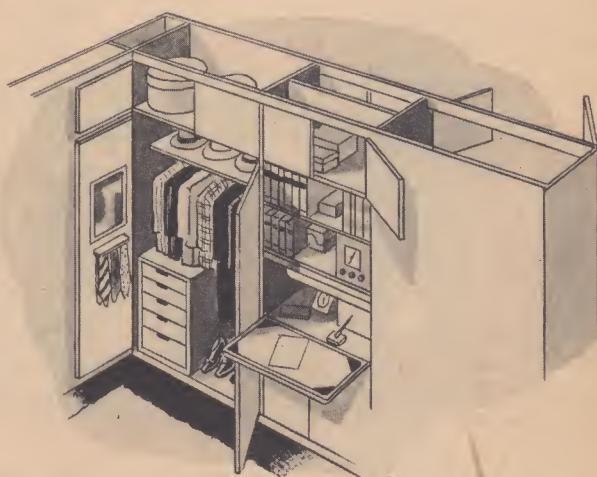
New ideas in dining areas demand efficient space-saving storage for dishes, linens, silverware, etc.



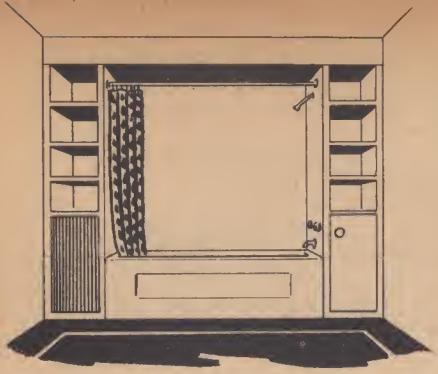
LIVING ROOMS in today's house are planned for storage too. This avoids a lot of clutter and makes housekeeping much easier.



Simple built-in or sectional units of this type can be easily adapted to bedroom, living room or study.



In many new homes, well organized storage wall closets serve as the partition between two rooms.



Towel storage shelves, built-in electric heater and clothes hamper.



A recessed water closet with towel cabinet above is a good space-saver.



Narrow shelves are ideal for canned goods storage.



A pantry near the kitchen is still a convenient living feature.

**BATH-HALL STORAGE** Some designers completely forget the necessity of storage space in the bathroom. A built-in closet for towels, toilet tissue, cleaning materials and toilet articles is worth its weight in gold to a busy housewife. The idea of using the usually neglected wall space should be considered, too. Shelves, built-in when possible, provide valuable and useful storage space. In the hallway, a series of storage bins can be built to hold golf clubs and other sporting equipment, raincoats and rubbers, hats and packages, and a hundred other things that are normally propped up in a corner or stuffed away in a closet. Standing cabinets, while not as convenient or as efficient as built-in ones, can be used in the hall, which otherwise might be two expanses of useless wall.

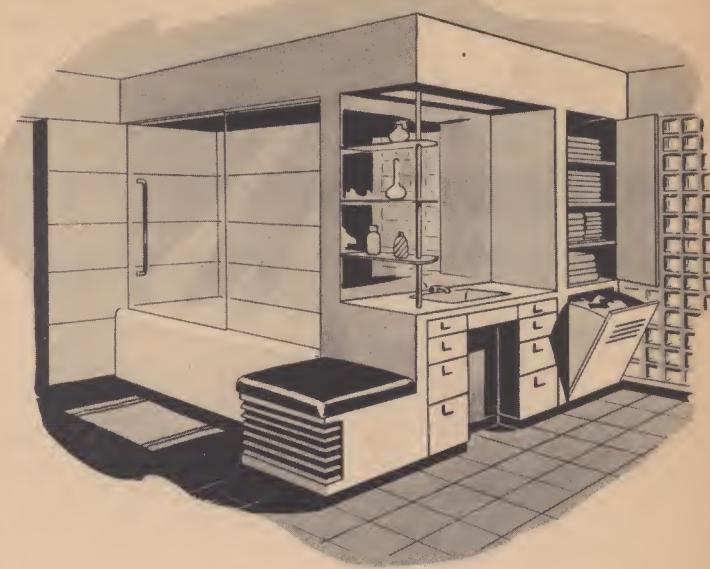
**WORK CENTER STORAGE** One very serious feature to consider in planning the work center is that of storage space. Too many home-planners fail to take advantage of available space in the area in providing organized storage. A common error is in the design of shelves. Shelves should not be so deep that items stored at the rear can not be reached easily. Practically everything stored on shelves in the work center can be placed on shelves not more than ten inches in depth. By using wall-storage methods, much of the space occupied by standing cabinets and overhanging shelf cabinets could be salvaged for more useful purposes. Canned goods, usually stored in the fruit cellar and requiring a trip down and up the basement steps, or stacked on a high, dark shelf in the pantry, can be placed on a narrow shelf where they are easily reached and where the labels can be read, eliminating a lot of unnecessary fumbling. Well-ventilated bins should be included for the storage of fresh fruits and vegetables.

The problem of organized storage in the work center is even greater in a small home. If you are planning a small home, the space beneath the sink and work counters should be completely utilized. This space has a good depth for all kinds of drawer units and hard-to-store items.

The typical American housewife bemoans the fact that she has inadequate storage space in her work center. Closets, of course, are not the solution to her problem. The solution is, however, a plan whereby as much wall storage space as possible is given to her for the storage of the countless pieces of equipment she requires to do her work efficiently.



Halls can be planned for dual-use. They can provide banks of storage units for many hard-to-store items and serve as a passageway too. Correct use of materials and color is important.



This bathroom emphasizes storage space. The lavatory is built into a drawer cabinet with a linen cabinet and clothes hamper on one side and a seat with built-in heater on the other.



Since the work center is one of the most important areas in the house, the storage problems of this space should be planned in great detail. Convenience in the operation of a work center depends almost entirely on where "things" are located.



**BULK STORAGE** For the storage of bulky things, closets waste too much room.

Clothing and blankets can be stored in closets with space-economy, but little else *can*. Who has not tried to take a card table, vacuum cleaner or some other bulky item out of a closet filled with clothes, dragging most of them off their hangers, without fervently wishing for a better storage place for such things?

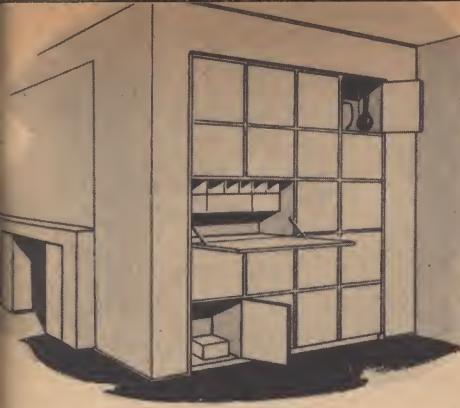
One excellent spot for the storage of bulky items is the garage. Garden tools, the baby carriage, bicycles, skis, the lawn mower, can all be stored there conveniently. Most of these items should be kept on the ground level anyway, and carrying them into the house is a useless expenditure of effort. Extra footage may be required when you plan your garage, to accommodate compartments for this bulk storage.

Home-planners would do well to consider the great expanses of wall-space in halls, as described previously, when attempting to find a solution to their bulk storage problem. Built-in cabinets in halls can hold large quantities of bulky things that can be kept nowhere else conveniently.

**GENERAL STORAGE** There is one other possibility to consider in the question of storage space, and one which many people seem to have forgotten. This is the construction of a room attached to the house or built as a separate unit in the yard. A good architect or designer, with materials available, can show you how to build an attractive and efficient storage house where summer furniture, lawn swings and hammocks, tents, hunting and fishing equipment, trunks and other articles which are used only a few times each year can be stored safely and conveniently.

The house planned for organized storage, with facilities in every area of the house, will give more space for the things nobody-knew-what-to-do-with-before than has ever been thought possible. Because there will be plenty of space for everything, and because a lot of useless furniture and cabinets will be done away with, there will be a great deal more space for convenient, comfortable, pleasant living.

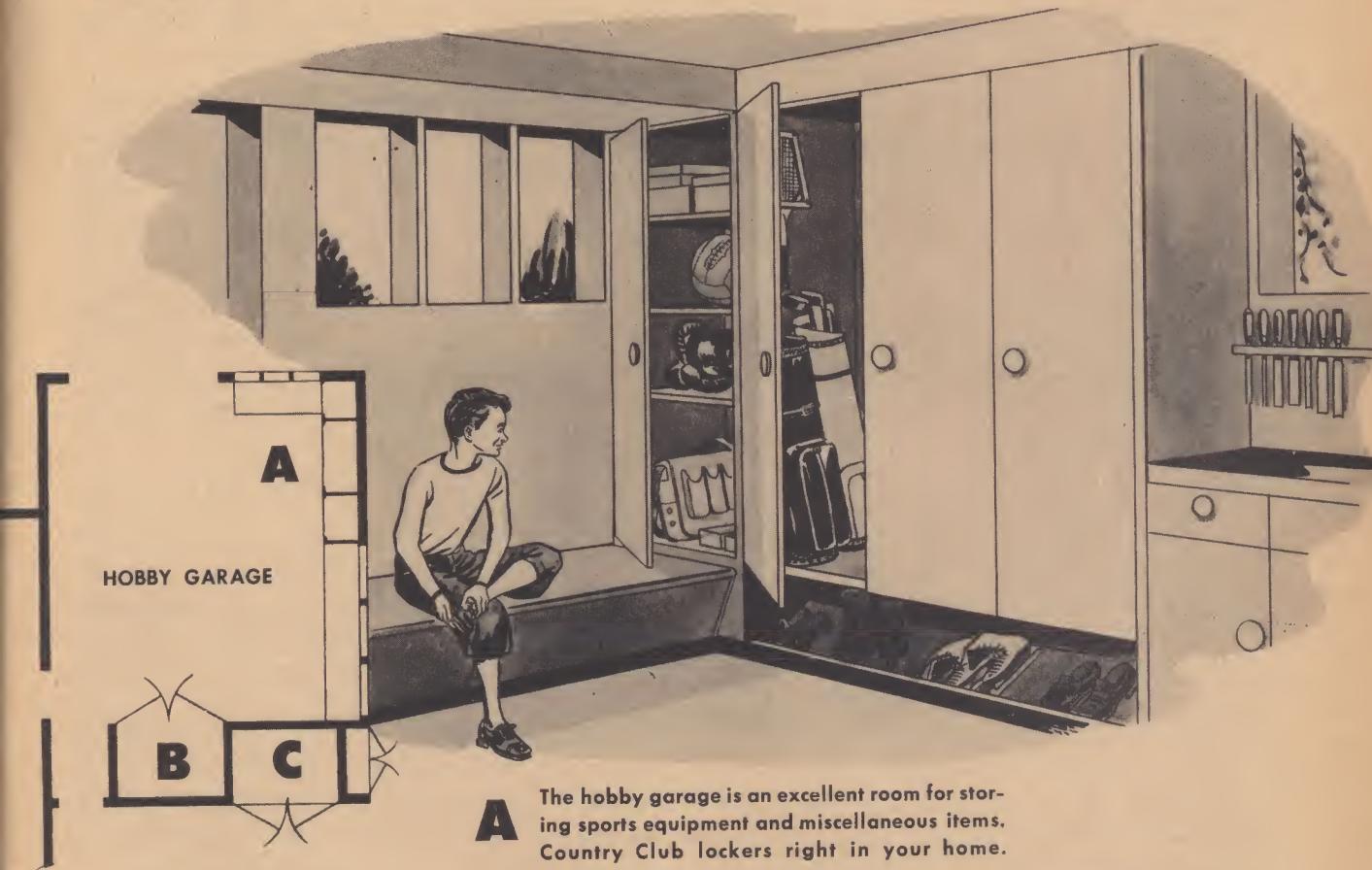
The problem of storage involves very intelligent planning . . . of what you want to store, where you want to store it, how big it is, and how often you will want to take it out of storage.



A built-in storage unit that can be used in any room in the home. Note the desk feature.

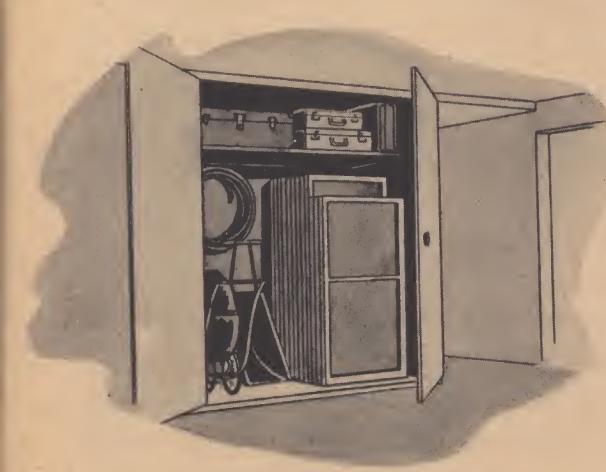


Useful storage space can be provided around a stairway rather than an ornamental railing.



HOBBY GARAGE

**A** The hobby garage is an excellent room for storing sports equipment and miscellaneous items. Country Club lockers right in your home.



**B** Trunks, luggage, baby buggy, storm windows, etc., have to be stored in a good dry place.



**C** A bicycle and other wheel toys have special storage requirements. Note the handy cabinet for garden tools.

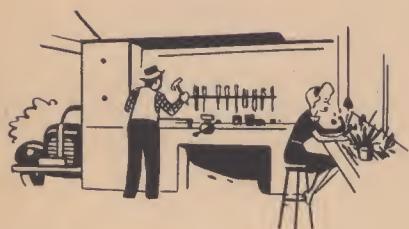
## RELAXATION

A very important part of gracious, pleasant living is the relaxation one may enjoy in his home. There should be an area in every home where the pursuits of active living can be taken care of adequately. For this reason, we have developed the activities room, the hobby garage, space for outdoor recreation, and accommodations for pets.



**ACTIVITIES ROOM** The activities room is an all-purpose room, a bright and informal place where children may play without restriction and where parents and older children may enjoy themselves. It may be used as a study, home office, game room, a hobby room, or for any of countless other purposes. It may have a washroom adjacent to it, and with the addition of a built-in bed may be easily converted to a guest room. The activities room can take the place of a finished basement room. It may contain a bar, a screen for home movies, a ping-pong table and plenty of built-in storage space for toys and games.

Building in the furniture will allow more space for activities. It is well to investigate the possibilities of having the furniture and fixtures built at the time the house is built, as this may be the more economical plan. With an activities room, you have an area where all members of the family can enjoy themselves, and where you can entertain guests. A built-in radio phonograph is an excellent addition, and the unencumbered floor space can be enjoyed by all the family and their friends.



**HOBBY GARAGE** When you plan your home, consider the pursuit of hobbies carefully. One space that offers a natural spot for hobbies is the garage.

A radiant heated garage, with adequate extra space, is a fine place for a work bench, lathe, and the endless tools and gadgets with which the hobbyist surrounds himself. Taking the hobby out of the house achieves two purposes: It separates the hobbyist from activities of the home which might prove disturbing, and, if his hobby is a noisy one, it allows the other members of the family respite!

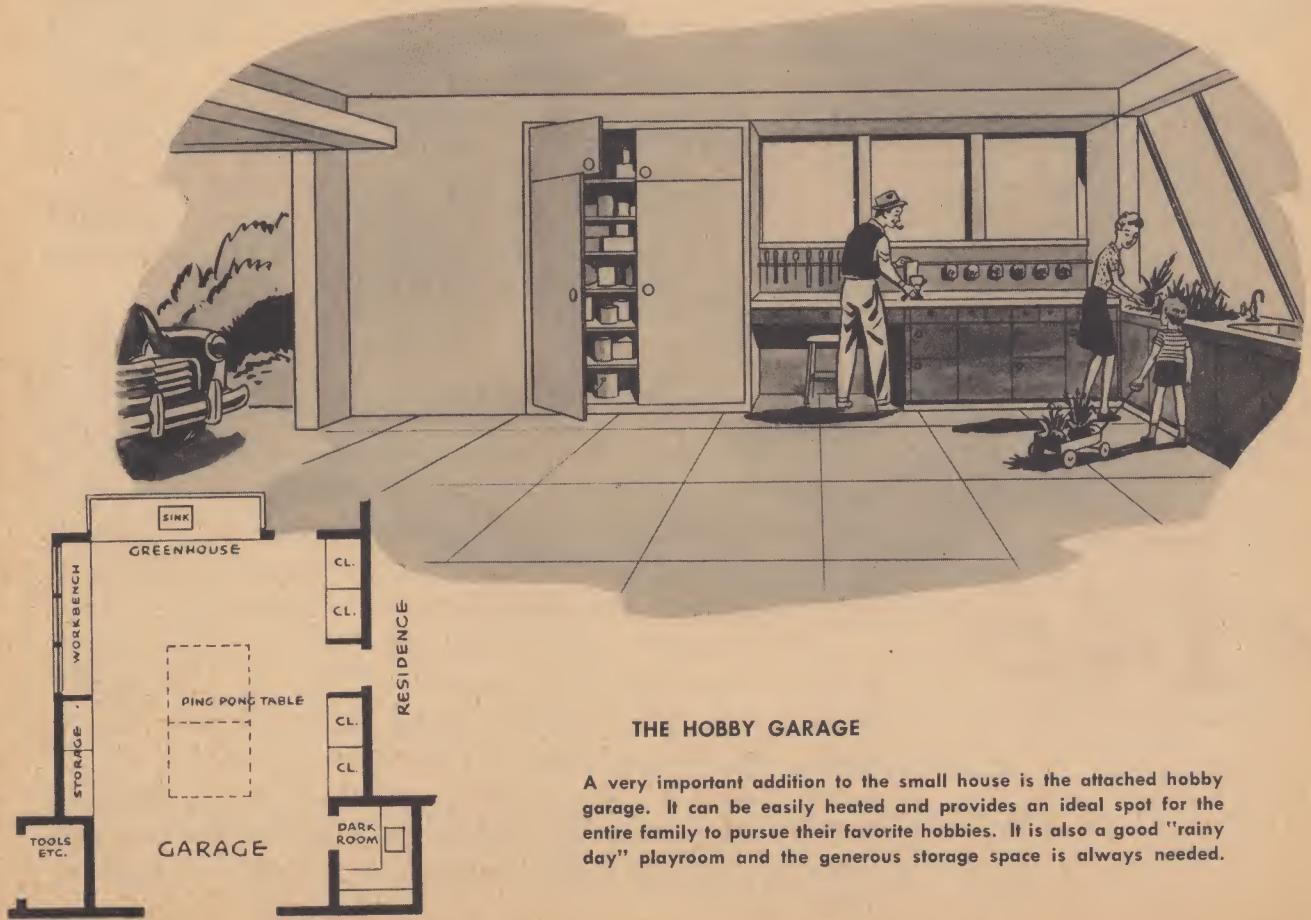
Here again be sure to take into consideration needs for extra floor space in the garage when planning your home, to accommodate any hobby activities you may wish to move to the garage.

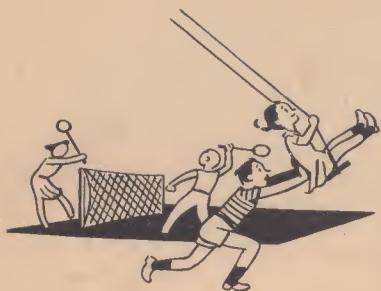


### THE ACTIVITIES ROOM

The activities room is planned for real use by the whole family and their friends. It is an ideal area for informal living and entertaining.

The snack bar, storage cabinets, plant boxes, radio-phonograph play area, fireplace, the bed-lounge, sewing need, etc., are all a part of this living space.





**OUTDOOR RECREATION** Earlier we considered the surrounding grounds and landscaping as an integral part of the house. In planning the home, an important feature to consider relative to the house itself is that of outdoor recreation. After the family check list has been analyzed, plans should be made to provide for the activities of each member. It might be well to consider the need for active recreation and for quiet recreation, and to allot each its proper space. For active recreation, the grounds of the new house might have a badminton court, a putting green for golf practice, a wading pool for small children. For quiet recreation, a terrace with deck chairs for relaxation, or a small garden plot or flower bed, will add to the enjoyment of the home. Almost any plot can be arranged to provide necessary recreational facilities if the needs are cited in the original plans.

Arbors, screen plantings and garden walls are very attractive outdoor partitions, and can be constructed economically.

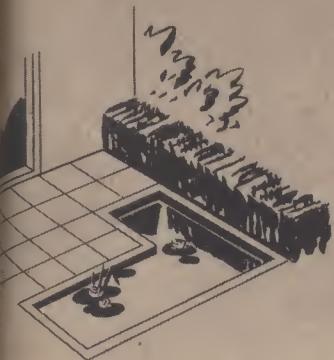
Another interesting addition to the home, and one which offers not only recreational possibilities but also serves as a pleasant way of entertaining guests, is the outdoor grill. Almost anyone with the initiative and a few inexpensive materials can construct such a grill himself. The family is certain to enjoy food prepared and eaten outdoors, and the arrangement gives the men of the family an opportunity to display their cooking talents.

The possibilities for outdoor recreation are unlimited, and depend only upon the desires of the family and the use of originality in planning the house site.

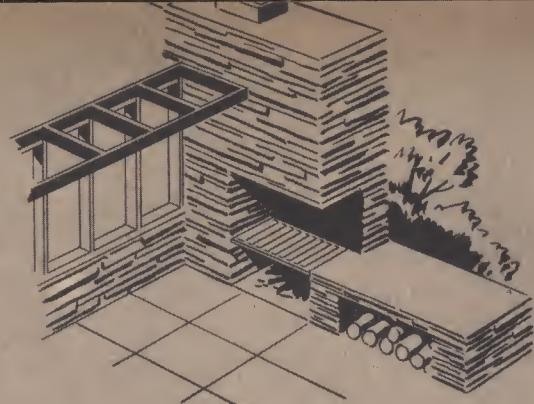


**PETS** Since so many families include a pet as a member of the household that the original plans should include them, too. Many cities and neighborhoods restrict the freedom of animals to such an extent that it seems only right and proper that they be given some degree of freedom in the home. A fenced enclosure adjacent to the service area or garage, with sleeping quarters in the garage, provides a comfortable place for them and enables you to care for them conveniently.

For the suburban home builder who contemplates keeping large animals, special facilities will have to be included in his plans to care for them, with perhaps the purchase of additional land for maintaining them.



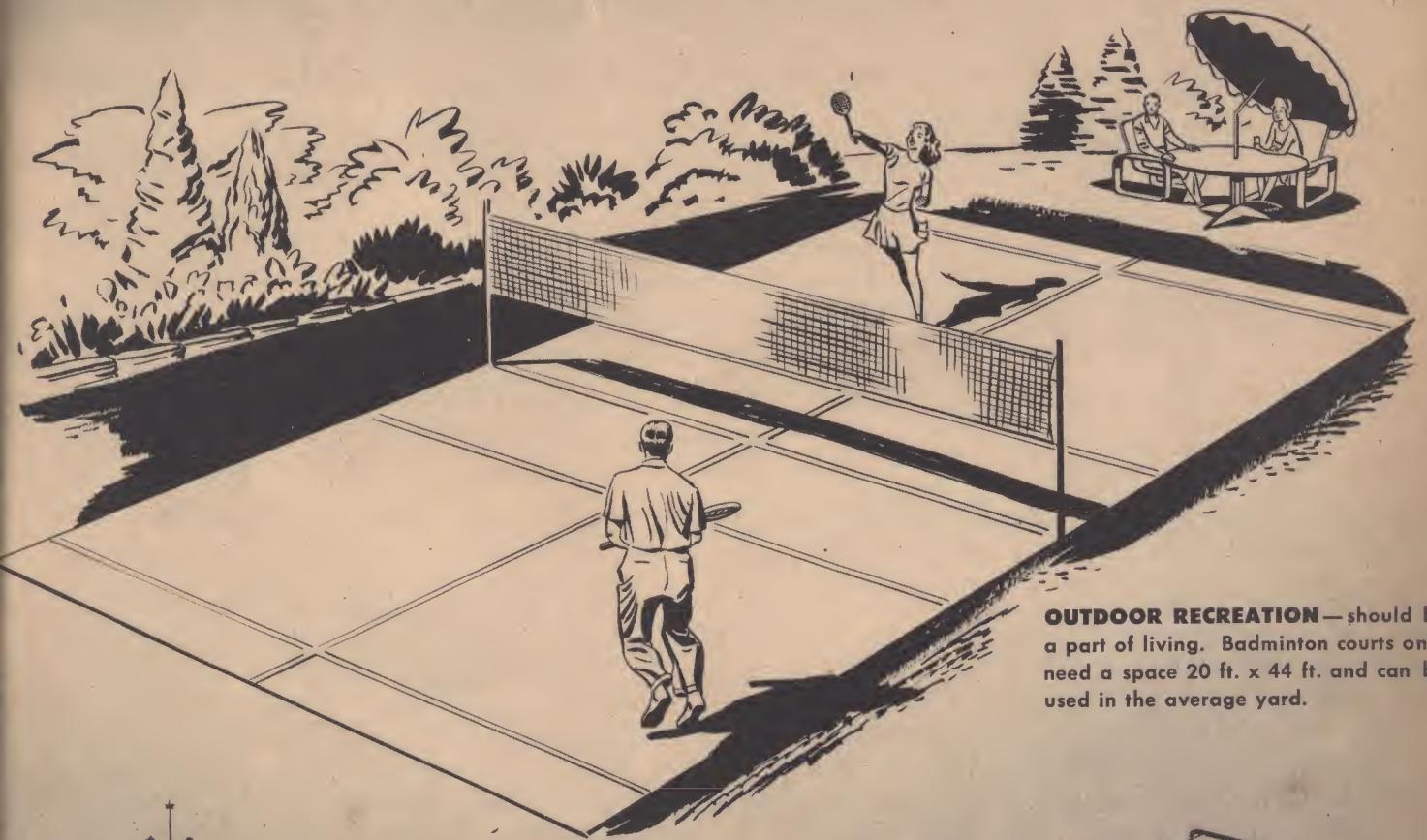
A flower pool can be attractive.



The barbecue is Dad's delight.



A secluded sunning spot for relaxation.



**OUTDOOR RECREATION**—should be a part of living. Badminton courts only need a space 20 ft. x 44 ft. and can be used in the average yard.



Pets need a special place to play.

A playground for the children is most welcomed.



# *Exterior design and construction...*

No house should be a copy of an old one, even though it may be reminiscent in style, because the utilization of new developments makes it imperative that the principles of construction be altered. Some styles can be very pleasantly adapted to a mechanically efficient home, with the stress on honesty of form and function, but to place in an old style exterior all the fine developments of engineering, architecture and design is like installing a new engine in a 1900 chassis and expecting peak efficiency from the unit.

## **CLIMATE, LOCATION**



A house with a low-pitched Spanish tiled roof and pink stucco walls may look fine in the southwest but in the colder climates where sleet, ice and snow are to be found three to six months of the year, such a home is out of place. Climate and exposure should be well studied before construction work starts—in fact even before any of the preliminary planning is done—so that the best possible solution to the location of rooms, and the insulation required in them, can be provided.

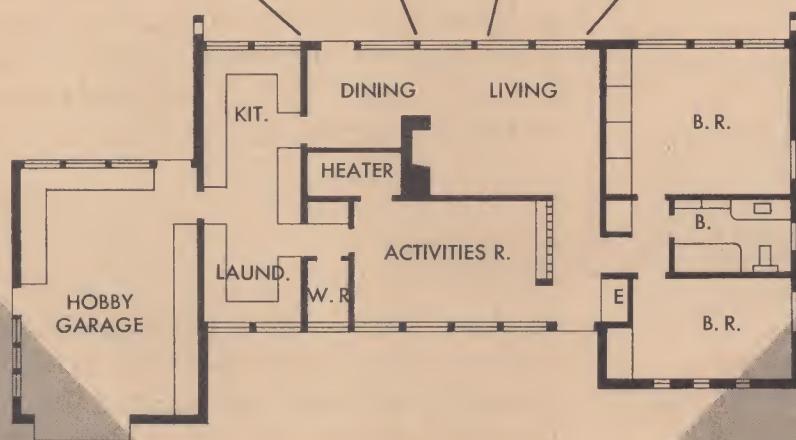
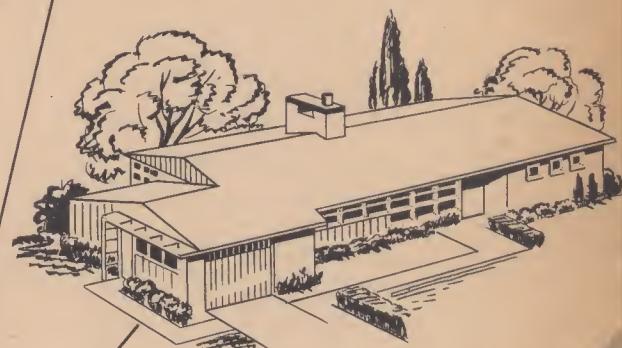
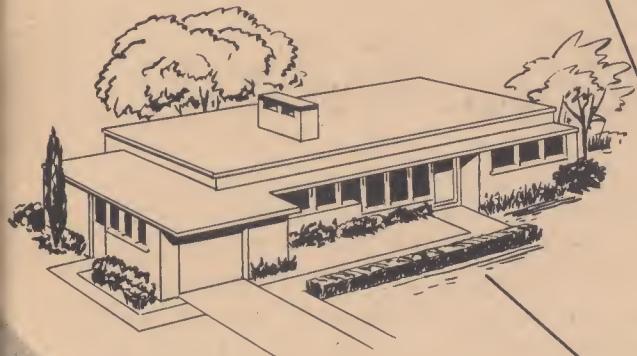
## **AVAILABLE MATERIAL**



Almost without exception, it is more economical to use readily available material in your new home than it is to delay progress of construction while waiting for some hard-to-obtain material. The cost of the delay will undoubtedly not be worth it and the home-builder must add the cost of such a delay to his original estimate. Small homes should rely on good proportion and simplicity of design rather than the use of odd materials for a pleasant effect.

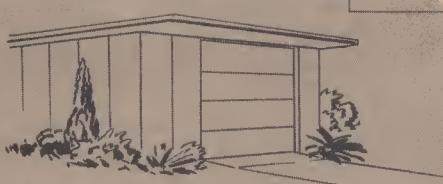


These four homes have  
the same floor plan



**A GOOD BASIC PLAN . . . .**

can be developed into a variety of exterior designs . . . as shown in the four sketches above. Plan the house from the inside out for convenient living. Capable designers will produce a pleasing exterior.



#### Prefabricated plywood panels



### Ledge rock and shale shingles



#### **Hand-split fieldstone**



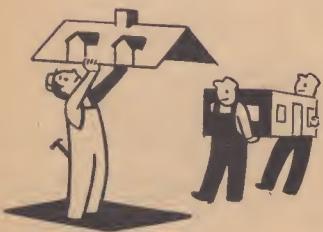
#### **Cypress siding and timbers and brick in patterns.**

## SIMPLICITY



Useless ornament is of no importance to the actual living qualities of the home. Very often, ornamentation is responsible for the exterior design "going out of style." This does not mean that all houses should be stripped of their exterior detail with only the austere walls and roof remaining, but that emphasis should be put on good detail design of simple forms, incorporated with well-balanced wall surfaces and openings and with accents added where they seem important.

## CONVENTIONAL CONSTRUCTION VS. MASS PRODUCTION



Much progress has been made in recent years in the field of factory produced houses. The chief advantage to this type of construction is the much shorter time it takes for actual erection. This means that the builder's operating capital is tied up a shorter time per house; and with the same supervision, the builder can usually produce three times as many homes in the same time—thereby reducing operating costs. In a competitive market, these savings find their way back to the home buyer.

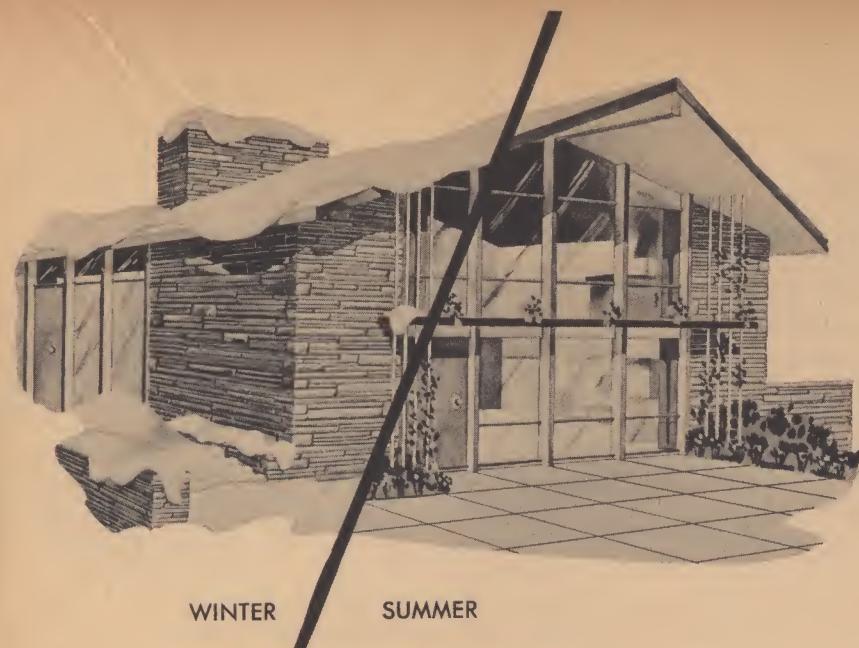
Up-to-date mass produced homes cannot be told apart from their conventionally built sisters. In fact, mass production is just another way of getting homes built—a method that calls for business coordination and planning between the material sources, the factory and the erection crews. Today about 10% of the homes built are prefabricated and each succeeding year it appears a greater number will be mass produced.

Big strides also have been made in versatility of design so that the home owner has a wide range from which to choose. Furthermore, these homes, like any homes that are designed well, take family needs into consideration for everyday convenience of living.

## WINDOWS



The ordinary window is a relic of the past. Today, it is not necessary to construct windows that are mere slits. Beautiful picture windows take advantage of lovely views and flood the rooms with sunshine. Windows that turn corners have become practical and desirable and the trend is away from windows that open or close. Today's windows are not broken up into small panels, for clear panes of glass render views more clearly and are easier to clean. They are often insulated, with a narrow louvre for ventilation. The insulated window, constructed of sealed panes, is bringing new comfort to the modern home by permitting efficient and genuine air-conditioning. Exterior sliding glass doors which had their beginning in warmer climates are now being made for efficient use in even the coldest climates.



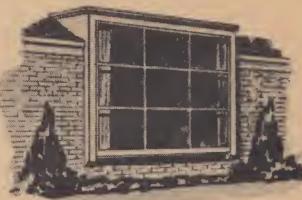
WINTER

SUMMER

**Large glass areas are beautiful and practical the year 'round**



A friendly recessed entrance . . .



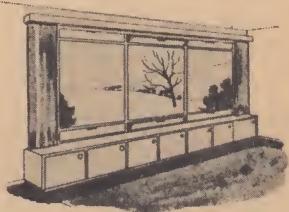
#### A special studio window . . .



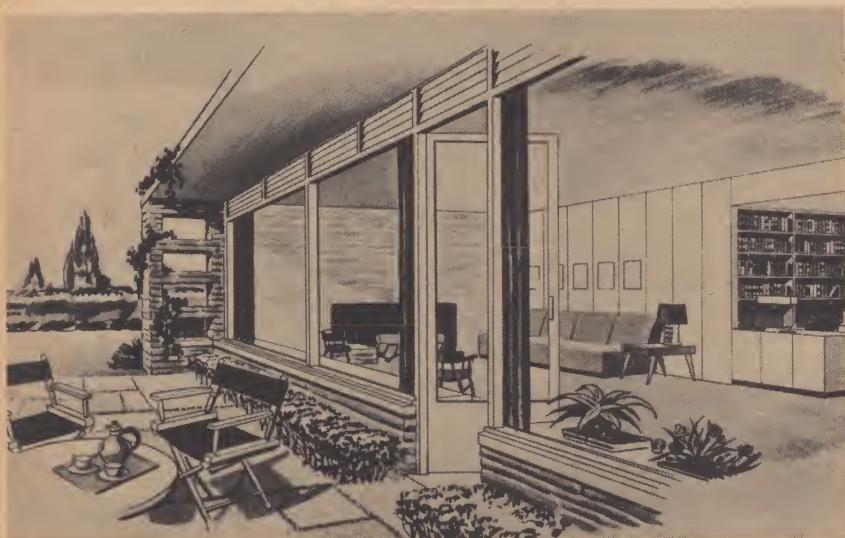
#### A built-in planting box . . .



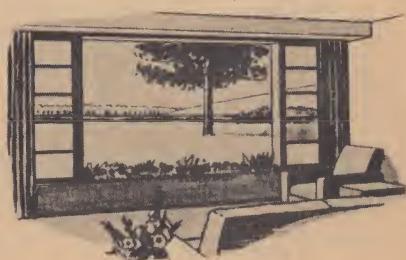
### **Stationary glass-louvered ventilators . . .**



**Good ventilation in these top and bottom vents . . .**



Indoor-Outdoor beauty

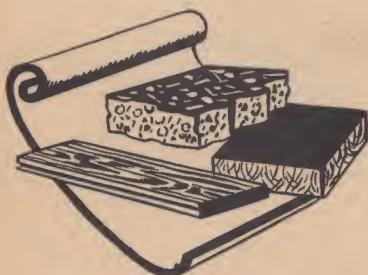


A picture window has distinction . . .

# Interiors . . .

A beautiful house deserves the complement of a charming and gracious interior. Our new houses are so inspiring that there should be no timidity of approach in closely relating the architectural backgrounds with the interior decoration. They should join together to complete a design for living . . . a whole, composed of parts wherein nothing can be added or taken away without detriment. In the interior of the home, with unlimited possibilities for a wide variety of arrangements, the home planner has ample opportunity for achieving this harmonious design.

## FLOORS

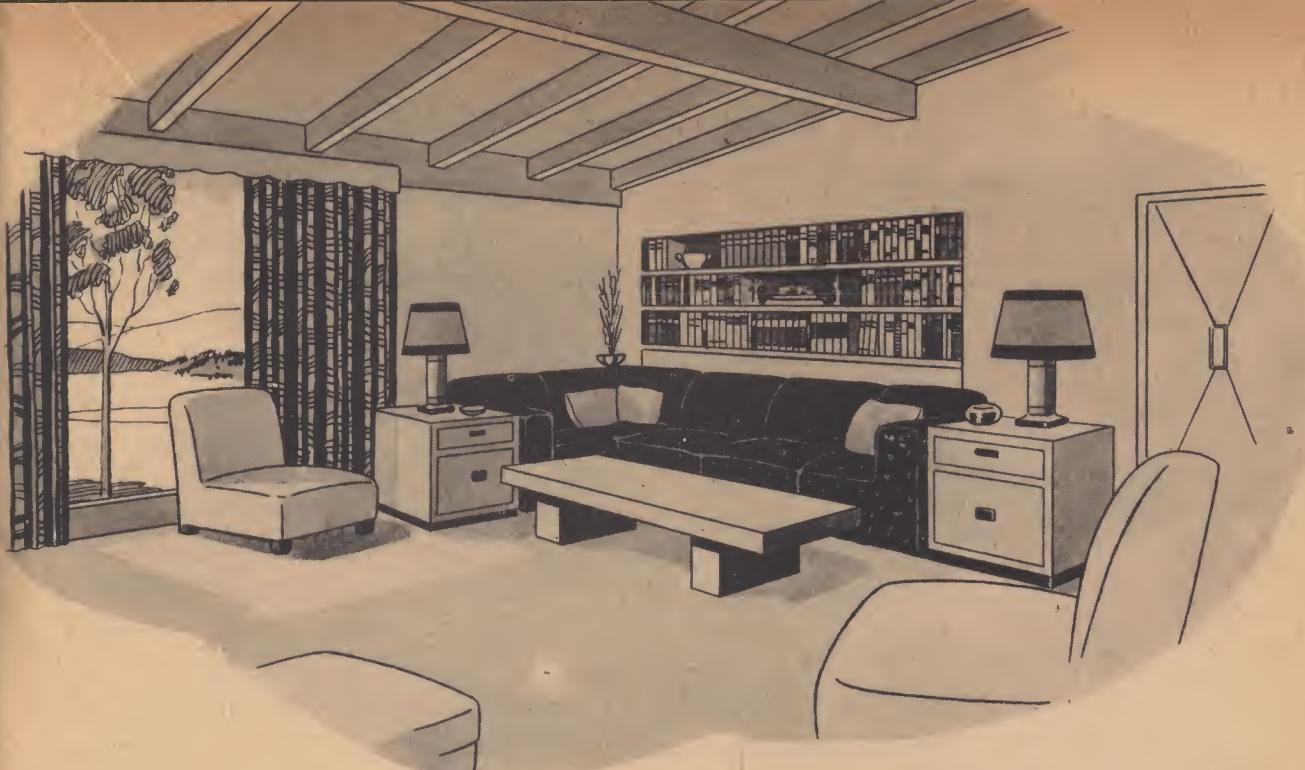


Many new homes have no basement, and the finished floor construction is a smooth concrete slab. This is made possible through radiant heating, and the floor actually becomes the source of the heat. The concrete may be colored and waxed, if economy is a deciding factor, or one may lay an asphalt tile, rubber tile, linoleum, or wood floor over the concrete. Carpeting may be laid on a pad directly over the concrete. This wide range of materials also gives an interesting range of colors and textures to study. Many delightful effects can be obtained in the treatment of the walls and ceilings to blend with the flooring material used.

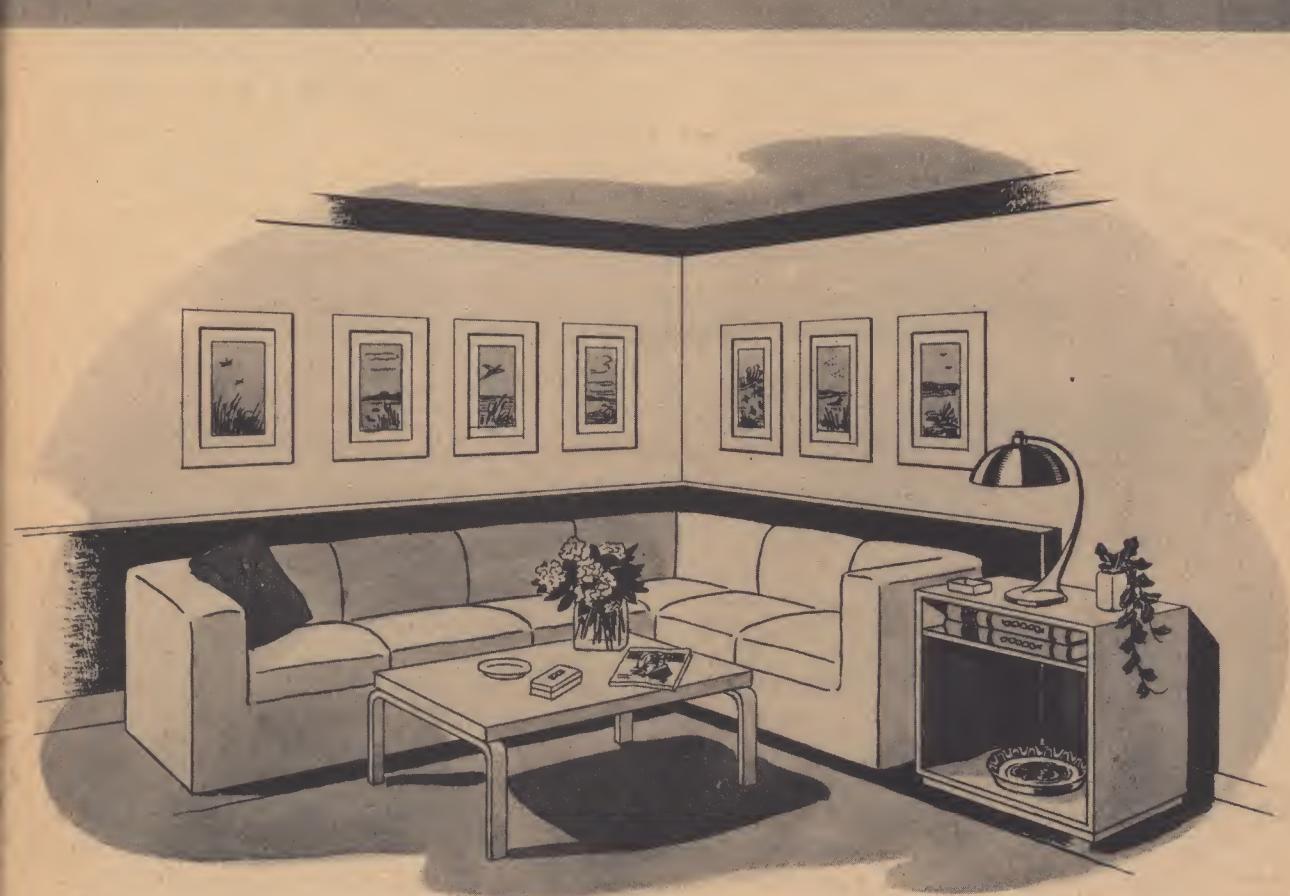
## WALLS



Today, wall surfaces are designed to be more than mere partitions enclosing a room, and they may be of other material than plaster. Dramatic effects have been introduced in the use of glass walls and picture windows. Some walls, with built-in devices, are a part of the storage scheme of convenient living. In the planning of combined areas, there are many instances where fabric partitions are used, and with these and other textures and colors with which to work, a masterful planning job can achieve a harmonious combination.

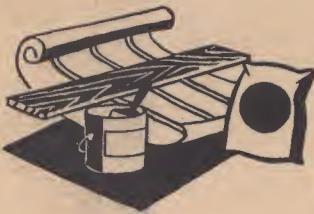


Architectural background and interior decoration are closely related. They join together to complete a design for living.



Furniture groupings are important and should be placed in the room to contribute to the finished design. Hang pictures in relation to a base in order that they may be part of a satisfying composition.

## CEILINGS



One of the best places to use acoustical material is in the ceiling, and either composition tiles or acoustical plaster will give the desired result. This holds true even though the ceiling may vary in height, as is the case in many of the new homes. While it is still quite general practice to use neutral tones on the ceiling, many rooms have been given new life by the use of unusual color treatments there. Rooms in which the color of the ceiling is complementary to the color of the walls, instead of matching it exactly, are becoming increasingly familiar. Here, again, the originality and good taste of the home-planner are the deciding factors.

## FABRICS



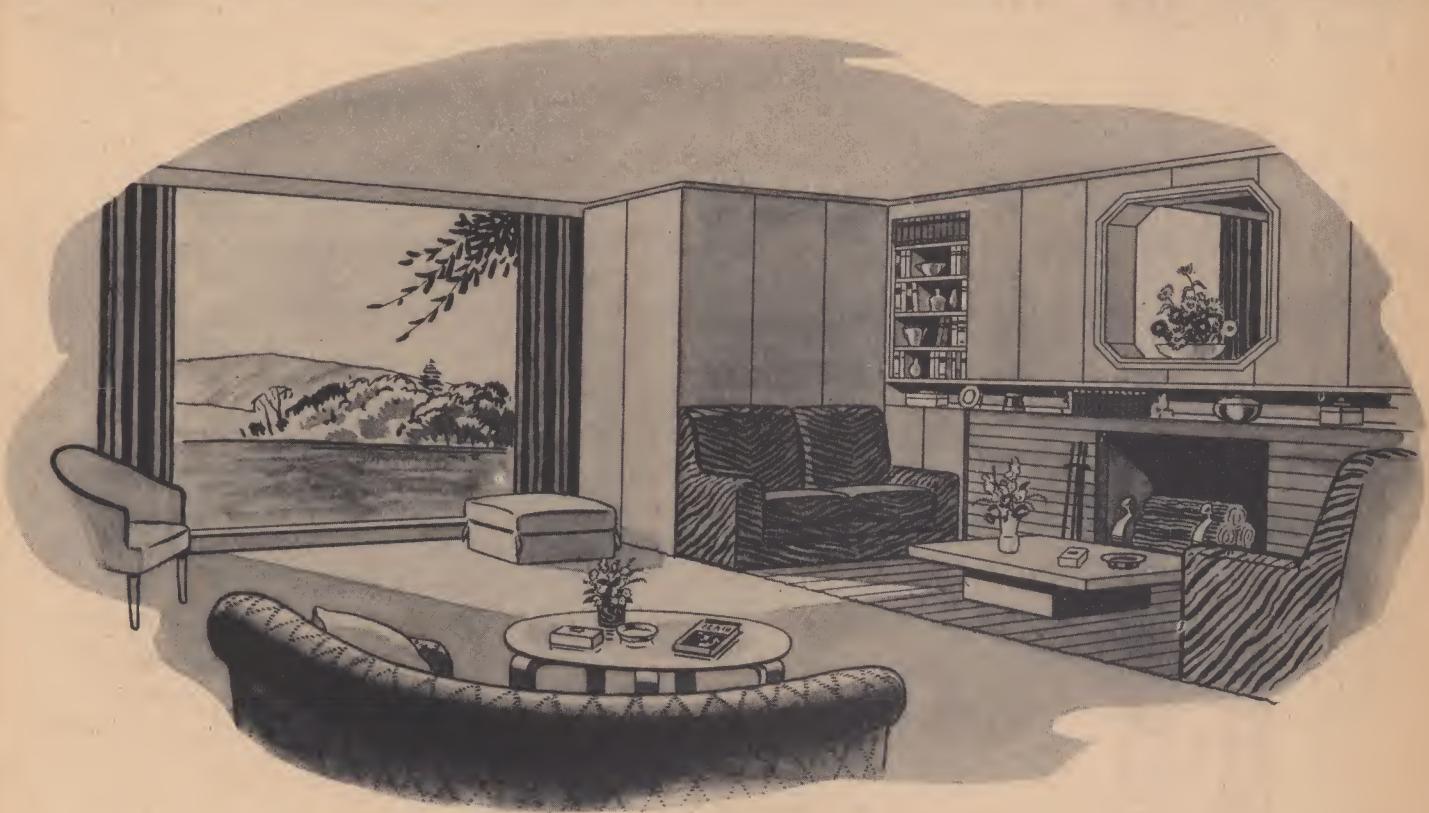
In the new home, emphasis should be placed on the use of drape fabrics for large glass areas, for separation of rooms, for absorbing sound, or for providing large solid surfaces of plain colors.

Washable plastic fabrics for drapes and furnishings are available, and should be considered by the potential builder as an economical and practical medium of color and decoration. The designing of rooms for dual-use especially lends itself to the use of fabrics with interesting textures and colors. In the home where there was once a doorway or wall, the modern designer may use a fabric partition which can be pulled back when desired.

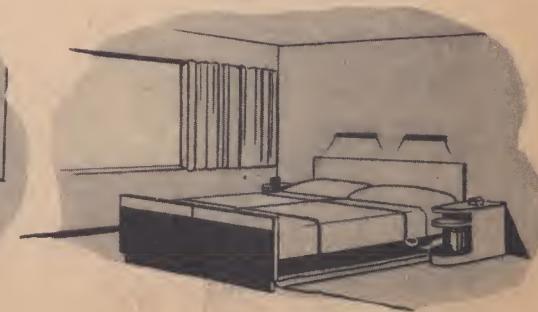
## DETAILS, FURNISHINGS, ETC.



While there are many practical ideas for built-in furniture and appointments in some rooms, such as the work center, bedrooms, living room and activities room, and a very great need (and desirability, too) for concealed storage units, there still exists the need for proper movable units. The only desirable moveable units are those which actually serve a purpose, and the only real purpose is serving you. Don't clutter up your house with useless furniture, and when you *do* move in pieces, make sure they are in the right proportion for your room. Pictures, lamps, occasional tables, chairs . . . all should serve a practical purpose, either for design or for some functional use. Correct appointments and good taste in the use of color add much charm to any home. Plan to enable your family to enjoy beauty and comfort as well as convenient living.



A beautiful house deserves the complement of a charming and gracious interior . . .



# Mechanical Features...

Some of the greatest improvements in the new home are in heating, ventilating, lighting and sound control. It is not necessary to consult a laboratory to have these controls, nor is it necessary to have great control panels to adjust them, as some people think. The term "air-conditioned" has been loosely applied to many heating systems in the past few years. It is wise to investigate this feature of your new home thoroughly and avoid a costly error. Comfortable living and easy housekeeping depend a great deal on your heating system doing a good job. Good planning, and consultation with a progressive designer or architect, make all these available for the modern home.

## HEATING

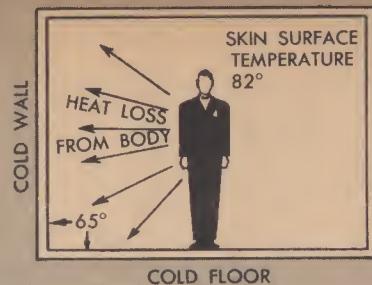
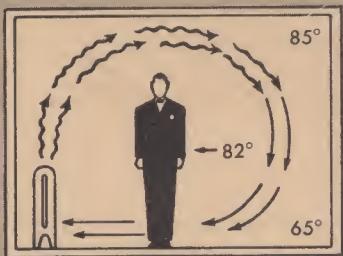


**RADIANT VS. CONVECTION** In order to understand radiant heating, a more familiar form must first be understood: convection heating, the type used in most homes. Hot water, hot air and steam systems are all forms of convection heating and require registers or radiators to carry the heat to different areas of the house.

In radiant heating, the same basis of heating is required but the heat itself is transmitted through the floors, the walls or the ceilings by means of hot air ducts or hot water coils encased in the construction. In the home which uses radiant heating there are no hot and cold areas in the rooms, and the floors are warm. When large surface areas are used to radiate the heat, the entire room glows with the gentle warmth of a bright spring day. In most radiantly heated homes, the occupants find a thermostat temperature setting of 65° to 68° to be quite comfortable. Since the surface temperature of the floor, wall or ceiling is only 82° to 85°, it is possible to use any material on the heating surface with no danger of damage. This temperature is about the same as the surface temperature of the skin.

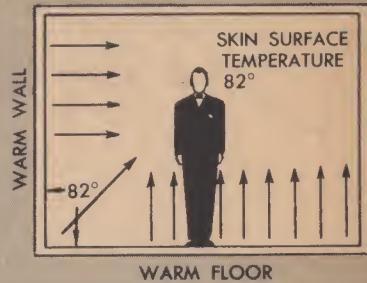
Installation costs of radiant heating systems may be compared very favorably to the old-fashioned method of convection heating. In many installations the operating costs have proven to be more economical.

**Below**—Ordinary hot air registers and radiators produce air currents. Unless these systems are well designed the result is uneven room temperatures with cold floors and hot ceilings.

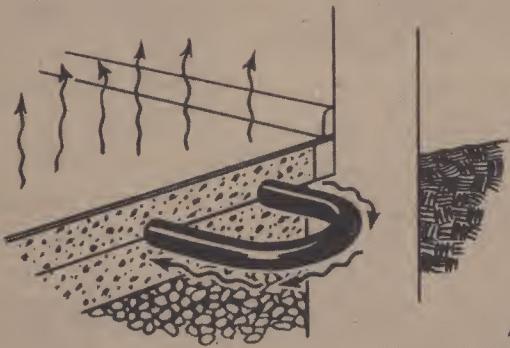


**Above**—This man is cold because of excessive heat loss from his body to the cold wall and cold floor surfaces, even though the room temperature is high.

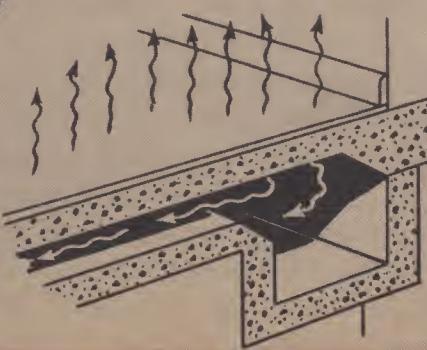
**Below**—This man is comfortable because the warm wall and warm floor surfaces bathe him with radiant rays equal to his skin temperature. This is what happens in good radiantly heated rooms.



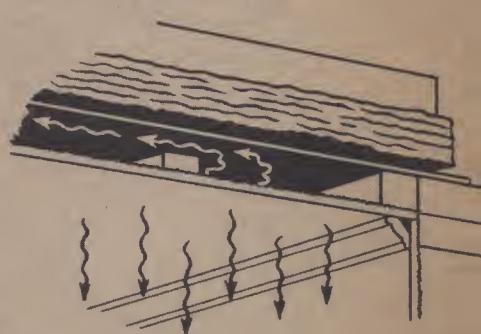
**RADIANT HEATING** provides the "gentle warmth" of a bright spring day. It is clean, healthy, comfortable and economical . . . too, cold floors and drafts are eliminated.



**Above**—Hot water radiant heating or panel heating is usually done in the floor, although walls and ceilings can be used. The hot water pipes are pressure tested for leakage before being encased in the construction.



**Below**—In hot air radiant heating, supply ducts distribute the air to a cellular floor construction and return air ducts carry the air back to the heater for recirculation.



**Above**—Some of the most recent hot air and hot water radiant heating has been done in the ceiling. This installation permits the use of higher temperatures since the heated surface is not in direct contact with the body.

**SOLAR HEATING** In solar heating, we take advantage of the seasonal position of the sun to gain the most of its benefits. This involves not only the placement of certain sections of the house, but the design of the landscaping, as well. Rooms in which we desire the early morning sun are placed toward the southeast; and those in which we want the afternoon sun are placed toward the southwest. Large areas of sealed, double-glass windows are used in the southern exposure, but incorrect use of such areas may result in disaster. Here, an expert must be consulted, who can calculate with precision the exact angles of sunlight for each hour of each day of the year for the longitude involved. Protection *against* the sun is also involved, both by a "sun visor" on the house and by a deliberate development of the landscaping to provide shade during specific seasons or hours. Here, too, it is well to consult a landscape architect who can give you valuable advice on plantings for the solar house. A discussion of solar plantings, and their use, will be found in a later chapter. All phases of planning and building a solar house are so important to the comfort of that house that careful planning is required.

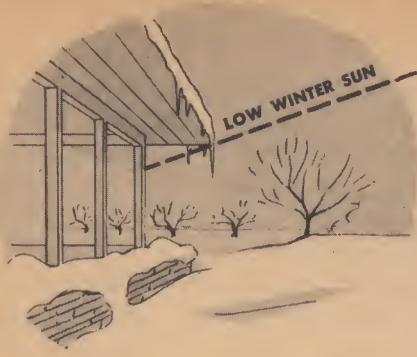


**VENTILATION** We have spoken of sealed windows, but if a house is sealed how do we get fresh air? The answer lies in screened and insulated louvre panels in the walls, or in ventilation by mechanical means. One of the simplest methods of mechanical ventilation is the installation of fan units in various parts of the house, or ventilation may be accomplished by a single fan unit. The term "air-conditioned", loosely applied to many systems, is generally understood to mean the control of air temperature, humidity, circulation and purity. New filters which collect pollen, smoke and dust particles are making today's "air-conditioning" a fact, and a boon to home cleanliness and health. Considering the saving on the life of rugs, draperies and upholstering, air-conditioning is proving an economical measure, as well.

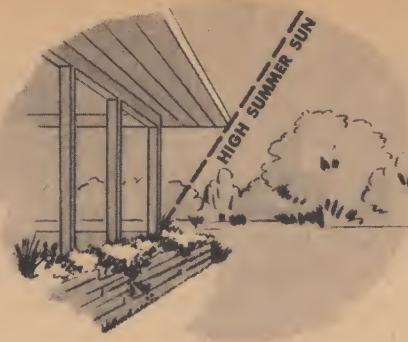
One good method of ventilating, and often overlooked by homeowners, is the use of a fan in the attic. This is an effective method and an economical one. As in many other phases of home-building and home-planning, it is necessary to consult an expert when considering air-conditioning equipment for the home.



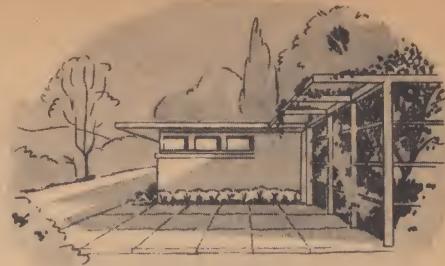
**TECHNOLOGICAL ADVANCES** The tremendous size of the home building industry make the development of outstanding mechanical features inevitable. Vast research programs are continually developing new products. Space does not permit the discussion of such outstanding features as: the heat pump, electrostatic methods of removal of dust and pollen; automatic temperature anticipators; intercom systems; and automatic garage door openers. As a prospective home owner it would be well to investigate these, as well as many other products constantly being perfected for use. Your local architect or builder can bring you up-to-date on many of the latest advancements.



The low-hanging winter sun enters our rooms underneath the roof overhang—providing cheerful warmth.



In the summer the roof overhang protects the large glass area, keeping both sun and warmth out of the house.



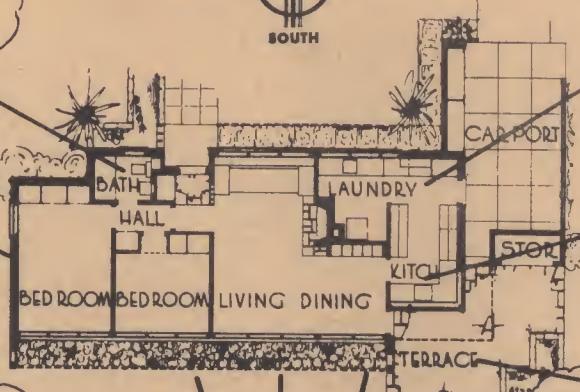
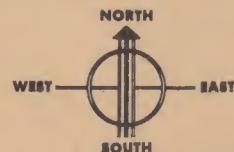
A trellis and screen planting can provide a shady terrace for comfortable outdoor living. A case of putting beauty to a functional use.

## THE SOLAR HOUSE

Least important rooms on the north.

Blank insulated walls turned to hot afternoon sun.

Protective planting from hot afternoon sun in summer.

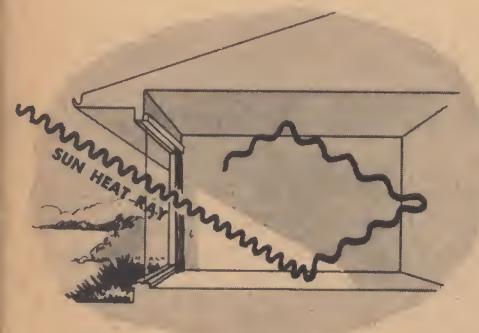


Service area on north side. Smaller glass area.

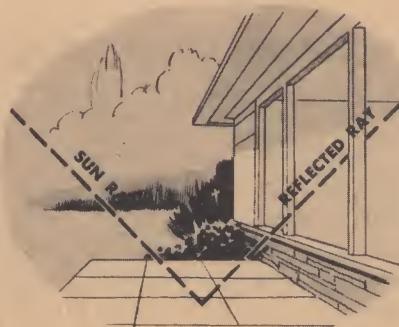
Cheerful morning sunshine in the kitchen on the southeast.

Shady terrace in the afternoon.

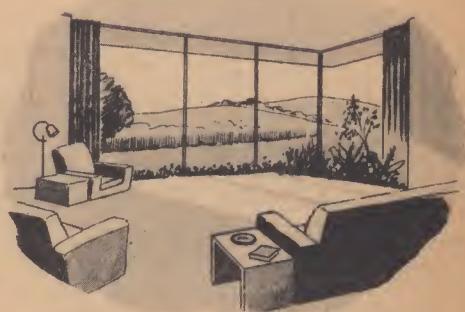
All major rooms facing the south with large glass areas.



A double glazed solar window is a trap for the sun rays. The wave length of the rays change upon striking objects in the room and are trapped behind the glass.



Reflected sun rays from a terrace into the room will raise the room temperature. This might be serious in the summer when the additional heat causes discomfort.



Nothing can surpass the beauty of solar windows. Through them the beauty of all outdoors enters our homes, providing much cheerful living.

## WIRING AND LIGHTING



Electrical wiring systems should be designed to meet not only present-day needs but also to accommodate the appliances which may be installed in the future. Plenty of outlets should be included in the wiring plan. In working areas, double outlets should be provided, and special outlets should be installed for equipment you know you'll have in the future such as a deep freezer, ventilating fans, dishwasher, etc.

Provide, too, for exterior outlets—one or two for Christmas tree lights and other uses. A good plan is to make allowance for several telephone outlets for extra phones when you can afford them.

## EQUIPMENT, APPLIANCES



The new home demands planning for electrical living if it is to be designed for complete convenience. Be sure to make allowance for all the appliances you have now or expect to buy. Make a check list of your appliances and where they are to be used. Don't overlook the possibility of using several in each room. Provision should also be made for the exciting possibilities of television. Hobby shop power tools may require heavier wiring. Perhaps you have some ideas of your own, and will want to make allowances in your wiring plans for these, as well.

## SOUND CONTROL



The basic objective of sound control in a home is to create a condition where all normal activities can be carried on by each member of the family without disturbing anyone else. Today's house can be sound conditioned at no great expense, with consequently a greater degree of comfort and privacy. The best way to decrease noise is, simply enough, to stop it at its source. In rooms where the greatest noise occurs, which include the living room, play-room and kitchen, noise can be reduced by the use of sound-absorbing materials. Rubber, wood, and special acoustical materials are in this category. These need not be functional alone, but highly decorative as well, such as walls, of masonry, wood paneling, and sound-absorbing blocks placed in a decorative pattern.

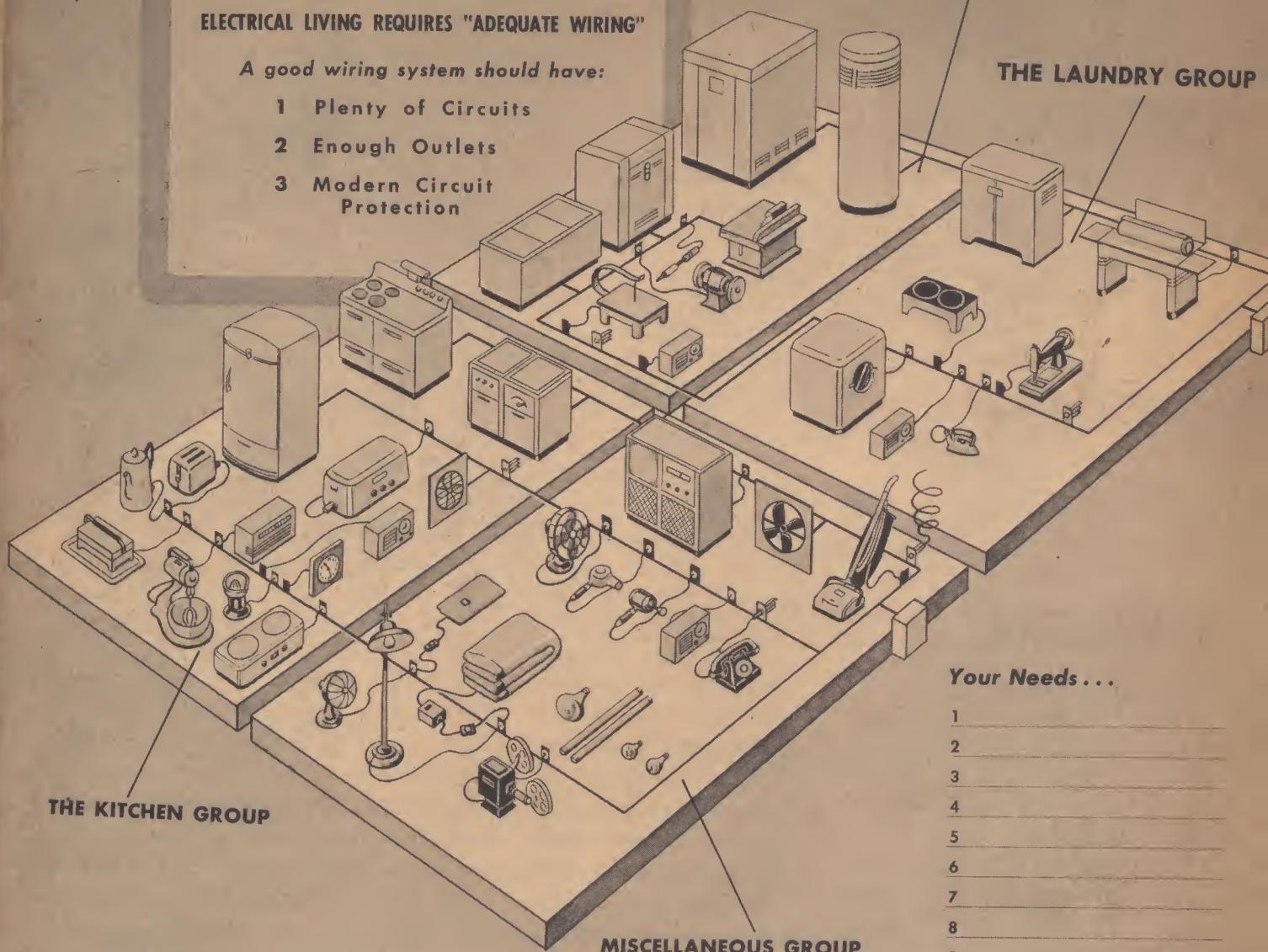
## THE UTILITY GROUP

ELECTRICAL LIVING REQUIRES "ADEQUATE WIRING"

A good wiring system should have:

- 1 Plenty of Circuits
- 2 Enough Outlets
- 3 Modern Circuit Protection

## THE LAUNDRY GROUP



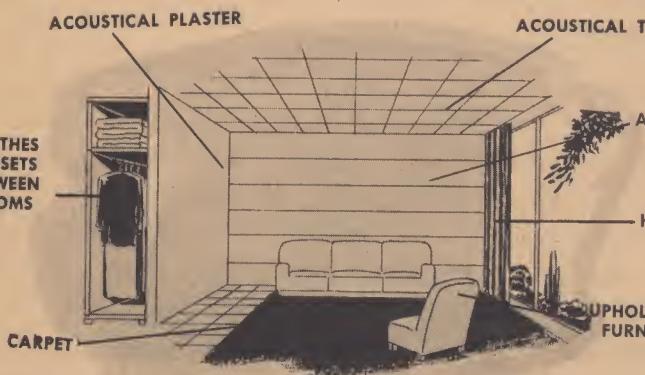
## Your Needs . . .

- 1
- 2
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- 9
- 10

ACOUSTICAL PLASTER

ACOUSTICAL TILE

CLOTHES  
CLOSETS  
BETWEEN  
ROOMS



ACOUSTICAL WALL

HEAVY FABRIC

UPHOLSTERED  
FURNITURE

## SOUNDPROOFING MATERIALS

Some of the materials we normally live with are good sound absorbers, upholstered furniture, drapes, rugs and carpeting. Special soundproofing materials can be added to any room. Banks of clothes closets between rooms are good soundproofing.

A good soundproof partition can be constructed by separating the studding of the wall structure and providing a layer of sound-deadening felt between.

# Landscaping . . .



The impression your home makes from the street is of great importance. It affects the value of your property, your neighborhood and, most of all, your family pride. Quite naturally the idea should be carried over the entire site since a good backdoor impression is equally as important as the frontdoor reputation.

One of the most successful ways of creating this impression is in the correct use of landscaping. The very best of architectural designs needs, and is enhanced by, nature. Landscaping, however, can be overdone; the side-show appearance of some landscaping schemes soon becomes monotonous.

## NEED FOR A GOOD PLAN

An intelligent use of the site and the landscaping, and co-ordinating it with the house itself, is one of the most neglected phases of planning the new home. This is one of the reasons why so many homes look like boxes on a platter. Emphasis should be placed on a program of development based on what the home-owner can afford.



**SEVERAL YEAR DEVELOPMENT** The best way to produce a good final result in the landscaping scheme is to lay out a program of yearly development. In such a plan the work can be carried out as finances permit, and quite probably the major portion of the actual labor will be carried out by you. Most people enjoy working around their own homes to improve the comfort and beauty, and there is little doubt that their appreciation of the completed job is much greater than it would be if they could simply say: "Go ahead with the job and send me the bill."

Landscaping of a new home can be accomplished gradually under the yearly development plan, and for the man who enjoys outdoor work the landscaping of his home will provide exercise and relaxation.

REAR YARD FOR VEGETABLE GARDEN  
BADMINTON COURT, ETC.

OUTDOOR LIVING AND DINING  
TERRACE

GARDEN AND TOOL HOUSE

THE BARBECUE

SCREEN TRELLIS AND PLANTING

SUPERVISED CHILDREN'S  
PLAY

CLOTHES DRYING

SERVICE YARD  
SCREEN

SERVICE

RECREATION

LIVING

RELAXATION

THE GARDEN POOL

SCREEN PLANTING  
PLEASING SKYLINE

POOL

VIEW AND PRIVACY

QUIET OUTDOOR LIVING

UNBROKEN FRONT LAWN

THE QUIET TERRACE

THE SERVICE YARD



**NATURAL ADVANTAGES** Unfortunately, we can't all have the "perfect site" with beautiful views, a brook, natural woods and all of the other natural advantages that people dream about when seeking a site for a home. However, such a setting may not be the perfect solution to your living needs, no matter how lovely they may sound. As in the house, the land must fit your personal needs.

Trees best frame the house if they are set slightly forward and to the side of the corners. If the site is naturally wooded, try to place the house in correct relation to the trees. Too many trees around the house can be a disadvantage, so don't be afraid to cut a few. The advantages of sunshine and natural light for the house is too important for the home builder to become sentimental over thinning out excessive growth.

Sloping sites are usually quite interesting, but in the planning of the new home, where convenience is best obtained on one floor, they are not a factor in the plans. Landscaping effects can be beautiful when they are located on different levels, but are sometimes quite costly to produce, especially when retaining walls are needed. Also, a highly-involved landscaping scheme may be very difficult to keep up without hiring extra help for this alone. If the grounds are to be maintained by the owner, bear in mind that landscaping neglected because "there just isn't time" may make your entire site look shabby and run-down.



**SOLAR PLANTING** A characteristic of new home planning is to place the house so that as many rooms as possible face toward the south. Since the heat of the sun is to be used to heat the house on sunny winter days, this orientation, combined with the use of sealed double-glass windows and overhanging eaves or "sun visors", is the basic "solar house."

Landscaping is fundamentally important in any solar house to create privacy for the broad expanse of glass walls and picture windows. Proper landscaping of the solar house also provides a part of the protection from the sun in the summer, when the rays are at a lower angle and might tend to stream in under the sun visor. While landscaping can provide an interesting hobby for the owner, it is well to consult an expert in solar houses before going ahead with any landscaping plan for this type of house.

# Paying for a home...



Credit, and terms of repayment, are both so conveniently arranged that a mortgage loan to acquire a home is within the reach of all. There are several things the future home owner should know about financing: Where to get the money; how to repay it economically; how much of a loan his income can afford; special credit plans for veterans.



Some concerns are specialists in home financing, lending money for nothing else. These are the savings and loan associations and co-operative banks; there is one in nearly every neighborhood. Commercial and savings banks also have arrangements for home-loans, as do life insurance companies.



To keep your initial outlay low, inquire about a package mortgage because, in addition to house and land, such loans can include a variety of appliances and other necessities—depending upon your specific mortgage conditions and the laws of your state. Such mortgages can enable the home buyer to include several household items without having to make short term installment payments in addition to his mortgage payments.



Many veterans are using GI guaranteed mortgages to an advantage. Because the GI loan regulations are changing constantly, it is well to discuss the latest provisions with a lending institution, or the Veterans Administration.

An FHA insured loan also has many advantages, and you don't have to be a GI to secure one. However, if you are a GI, it is possible to secure a home with a small down payment. Again, the latest rulings should be discussed with your lending agency.

In addition to finding out from your mortgage source the interest rate and the number of years allowed for paying up the mortgage, you must find out how much of a mortgage you can get and how much you have to pay down on your home. Here's where taking along a set of blueprints and specifications of your proposed home will help you greatly in getting specific answers.

As to what size home you should build with your income, most financial people feel that a man shouldn't have a mortgage amounting to more than two and one-half times his annual income. Present your blueprints to a builder. He'll tell you exactly what your home will cost in your area.

Of course you will want to pay the mortgage off as quickly as possible to save interest and to build security. But to play it safe, don't let your monthly payments, plus taxes, insurance, heat and water total more than one week's income.

# SAVE TIME and MONEY

## SPECIFICATION OUTLINES

With each blueprint order, you receive a twelve page specification outline at no additional cost. This fill-in type specification lists 150 phases of home construction—from excavating to painting. Use it for specifying to your builder the exact equipment and methods of construction you want in your next home.

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(We suggest you review the points listed below, which usually are brought up by prospective plan buyers.)

- The square and cubic footages shown for each design do not include garages, carports, breezeways or porches.
- Contractors' prices range up and down from about \$15 per square foot, depending upon location, specifications and type of home. They must have a set of blueprints and material list to give you an exact price for building.
- Three to six sets of blueprints are usually required for building: one each for builder, owner, permit, F.H.A. or V.A., mortgage banker and tradesmen.
- All plans are drawn to meet or exceed F.H.A., V.A. and local code requirements.
- Home Planners, Inc., the source for these plans, does not make changes in blueprints. Show blueprints to local architect, builder or material dealer for changes. They will mark changes on existing plans or redraw them for major changes.
- House can be reversed on blueprints. Kindly write directly to Home Planners before ordering such reverse plans.

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